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## HIGHER FARM REPLACEMENT DWELLING

MR AND MRS ASHBROOK

PLANNING STATEMENT

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DATE: DECEMBER 2020

REFERENCE: 1315/J200147

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## 1 INTRODUCTION

1.1 This planning statement has been prepared on behalf of Mr and Mrs James and Erica Ashbrook. It accompanies an application for planning permission at Higher Farm, Byley Lane, Byley, CW10 9LN, the position of the site relative to surrounding areas is shown in figure 1.

1.2 James and Erica purchased Higher Farm on 17 July 2020 to develop it into their family home and re-use the farm buildings for alternative uses. The farm, including the house, was in a dilapidated state and Mr and Mrs Ashbrook have invested in the wider site to improve the general standards. The application comprises:

- a riding arena for the Higher Farm riding school facility.
- a replacement dwelling for the existing farmhouse.

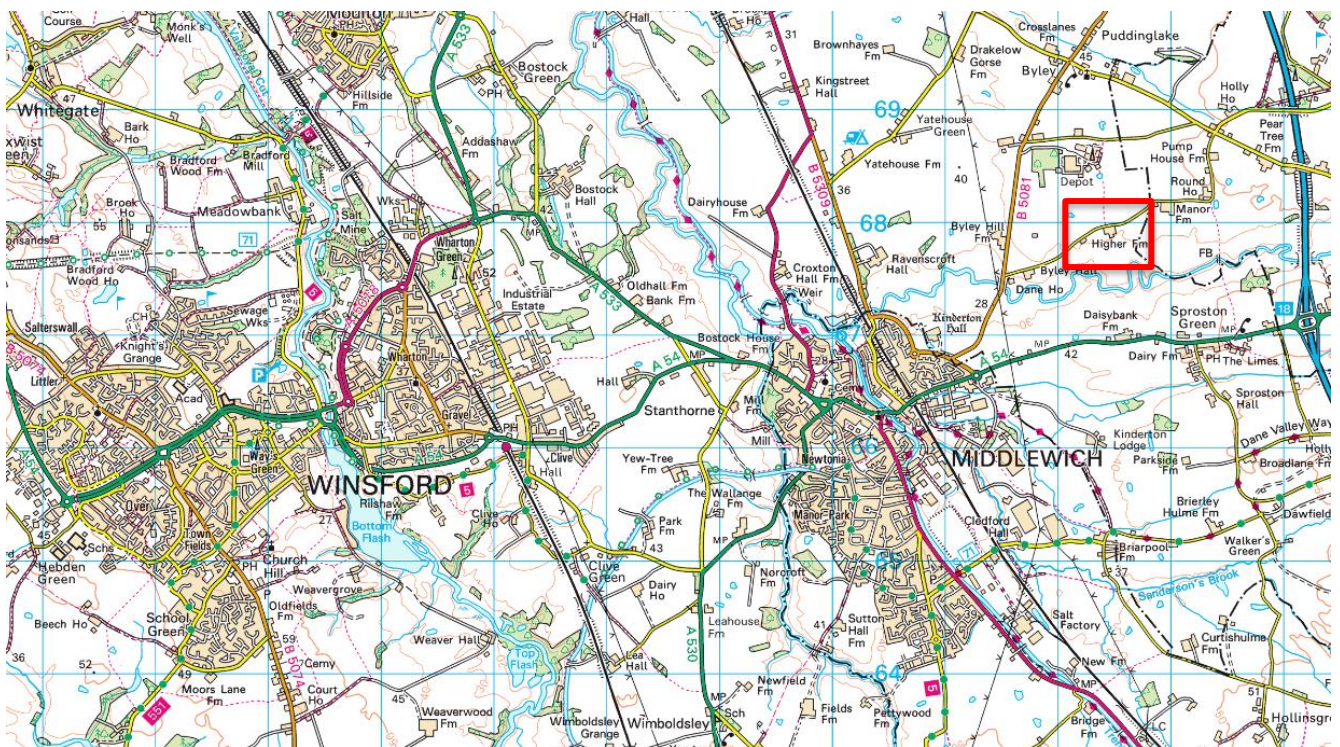


Figure 1: Site location

1.3 Planning permission has been granted for the retrospective change of use of the former buildings at Higher Farm for equestrian use. The equestrian business has quickly established with a growing demand for the Riding for the Disabled and Horse Therapy aspects, in addition to private riding school lessons. To keep up with demand, the riding school requires a professional standard

riding arena close to the equestrian buildings. The justification for the riding arena is examined further within this statement.

1.4 The farmhouse has been granted a lawful development certificate for extensions to create the Ashbrook's forever family home. Works on the extensions have been commenced.



Figure 2: Farmhouse

1.5 Following the grant of planning permission for the riding school, the operators and Mr and Mrs Ashbrook (landowners) have considered the most appropriate location for an outdoor arena suitable for the needs of the riding school's client base. Notwithstanding the existence of the existing residential property and garden, the most appropriate location for the riding arena is on the site of the farmhouse.

1.6 Although the extant lawful development scheme is underway, it has become apparent that the best and logical option for the site would be to replace the dwelling to facilitate the required space in the most appropriate location for the riding arena, so the equestrian business can flourish and meet existing demand.

1.7 Therefore, the combined aspects of the proposed development are considered to be beneficial to the wider planning of the site and support a rural business enterprise. This statement sets out the considerations for the replacement dwelling and the equestrian development.

## 2 PLANNING HISTORY

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2.1 The table below summarises the recent planning history of the property. The two applications detailed are from 2020, one for extensions to the dwelling at Higher Farm, and the other for the change of use of the former farm buildings to equestrian use.

APP	PROPOSAL	DECISION	DECISION DATE
20/03225/LDC	TWO-STOREY REAR EXTENSION, SINGLE-STOREY REAR EXTENSION, SINGLE-STOREY SIDE EXTENSION AND ROOFLIGHTS	POSITIVE CERTIFICATE	18 NOVEMBER 2020
20/03237/FUL	CHANGE OF USE OF LAND AND TWO RANGES OF PORTAL FRAMED BUILDINGS TO EQUESTRIAN USE (RETROSPECTIVE)	APPROVED	27 NOVEMBER 2020

### 3 HIGHER FARM RIDING SCHOOL CONTEXT

#### EXISTING RIDING SCHOOL CLOSURES

3.1 Provision of riding facilities for customers to attend to ride horses with professional instruction has diminished throughout Cheshire, resulting in immediate demand for riding school facilities and tuition. A list of the closed riding schools within the Cheshire area is provided below. The closure of at least seven schools is inevitably going to present demand at existing riding schools, and Higher Farm has taken on much of this client base.

- Mobberley Riding School, Newton Hall Lane, Mobberley, WA16 7LQ (Closed)
- Holly Tree Riding School, Plumley Moor Road, Plumley, WA16 9RU (Closed)
- New Barn Riding School, Chelford Road, Knutsford, WA16 8TA (Closed September 2020)
- Foxes Farm and Riding School, Badgers Rake Lane, Ledsham, CH66 8PF (Closed)
- Prestbury Riding School, Park House Farm, Butley Lanes, Prestbury, SK10 4DA (Closed)
- Finlow Hill Riding School, Hinlow Hill Lane, Macclesfield, SK10 4UG (Closed)
- Arley Moss Riding School, Aston by Budworth, Northwich (Closed)
- Alder Root Riding School, Winick (Closed)

#### RIDING FOR THE DISABLED

3.2 Riding for the Disabled Association (RDA) is a charitable organisation that provides access to horse riding for people with physical and learning disabilities. An image of the RDA's services is set out in the image below.



#### ABOUT RDA

Enriching lives through horses

At Riding for the Disabled Association (RDA), our horses benefit the lives of over 25,000 disabled children and adults. With fun activities like riding and carriage driving, we provide therapy, fitness, skills development and opportunities for achievement – all supported by 18,000 amazing volunteers and qualified coaches at nearly 500 RDA centres all over the UK.

RDA is an inclusive and diverse organisation. We welcome clients with physical and learning disabilities and autism, and there are no age restrictions. Through our network of member groups, RDA is at work in every corner of the UK, in our cities and remote rural areas, bringing the therapy, achievement and fun of horses to as many people as we can.

We are a charity, and we can only carry out our life-changing activities thanks to the generosity of our donors, the dedication of our volunteers and the good nature of our fantastic horses.

Figure 3: About RDA (Image from the RDA website [rda.org.uk](http://rda.org.uk))

## MID-CHESHIRE RDA

3.3 There are approximately 500 RDA groups throughout the UK, split into 18 RDA regions, and the Mid-Cheshire group falls within the North West region. Each RDA group is an individual charity with an independent board of Trustees, qualified instructors and trained volunteers. The groups receive support from regional representatives to provide training, education, physiotherapist support and publicity.

3.4 Access to the facilities is through a range of associated charities and organisations including but not limited to the David Lewis Centre, Cheshire and Wirral Partnership NHS Foundation Trust, Down's Syndrome Society and Park Lane Special School (Macclesfield).

3.5 The Mid-Cheshire Riding for the Disabled is now based at Higher Farm following the retirement of the owner, Pamela Rigby, of New Barn Riding School, Chelford Road where facilities had been provided since the 1970s. As a result of the closure, the Mid-Cheshire group would be homeless was it not for the action of Mrs Clarke to bring the facility into the riding school at Higher Farm.

## WHAT WE DO

All of our sessions are taken by a qualified RDA Coach or RDA Group Instructor who is supported by a team of trained and assessed volunteers. Assistance with mounting and dismounting will be provided and then assistance and direction is given throughout the session.

Four of our instructors have also attained their UKCC Coaching Certificate at Level 2. Our instructors are constantly updating to be proficient in safeguarding, first aid and instructing skills. They are capable of teaching at all levels, from the newest riders to those who are aiming at tests and competitions.

If you have never ridden before you will start by being led on the horse with a volunteer in control. There will be volunteers walking either side (known as side walkers) to ensure you are safe and comfortable. These side walkers will help you follow the instructor's guidance and often give advice and tips to assist your riding.

You may not need all of this support, but whatever your level of experience when you start with us we will help you achieve to the best of your ability.

Our mission statement is to provide riders with a disability the opportunity to ride and benefit from the therapeutic and recreational skills they will develop. This will all take place in a safe, professional and welcoming environment. As the RDA logo states – It's what you can do that counts!



Figure 4: 'What we do' from The Mid-Cheshire RDA (taken from [midcheshirerda.org/what-we-do](http://midcheshirerda.org/what-we-do))



## EQUINE THERAPY

3.6 'Equine therapy' is the process of incorporating horses in a therapeutic process to assist psychotherapy. The activities of riding, grooming, feeding and leading a horse while supervised by a mental health professional have been known to be effective due to the experiential approach. Equine-assisted psychotherapy can be used for a variety of populations in a range of settings. It can help with a wide range of challenges in adults and children, including trauma, anxiety, depression, addiction, attention-deficit/hyperactivity disorder and post-traumatic stress disorder. The image below identifies some of the benefits of equine therapy:



Figure 5: Equine therapy benefits (from verywellmind.com)

3.7 A further service offered by the riding school at Higher Farm would be the therapy sessions for customers who have a range of difficulties and would benefit from the therapeutic effects of horse riding.

## HORSE REHABILITATION/THERAPY

3.8 Another aspect of equestrianism is horse rehabilitation after an injury to the animal. It can be a painstaking process that requires excellent horsemanship, suiting the horse's individual needs and temperament. Higher Farm Riding School seeks to provide therapy to horses resulting from injury by using the experience and horsemanship of Laura Clarke through a mixture of their riding school for physical activity and a purpose-built water treadmill, as shown in the example in the image below.



Figure 6: Water treadmill (FMBs Therapy Systems)

3.9 A key component of this is the use of a water treadmill to develop injured muscle groups or joints that would not be possible in typical riding situations without the buoyancy offered by the water. The water treadmill motivates the horse to increase their natural movement pattern to return all-over suppleness, stride length and strength for performance.

### RIDING ARENAS

3.10 Riding arenas are considered commonplace at riding schools as they provide the fundamental training ground for exercising horses and teaching the pupils. A dedicated outdoor riding arena of suitable size and location is an essential missing element from the Higher Farm riding school. The absence of the riding arena in a suitable location restricts the ability of the school to cater for all areas of their client base.

### CHESHIRE AND WIDER AREA CASE STUDY

3.11 A case study of other riding schools of various sizes is provided in appendix 1. The case study evidences the facilities available at seven riding schools within Cheshire and surrounding areas. The schools all have at least one riding arena that is of a size suitable to cater for their individual needs.

## 4 DWELLING CONTEXT

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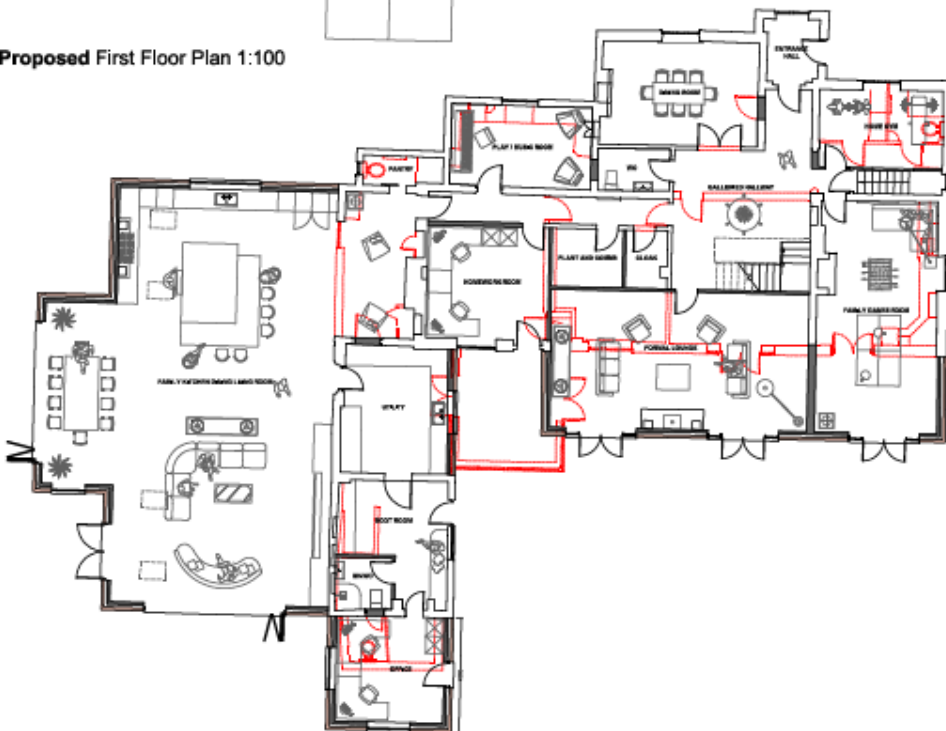
4.1 In pursuit of extending and renovating the existing property to provide long term family accommodation, James and Erica achieved a certificate for extensions under permitted development. The development approved by the lawful development certificate would be arranged over two floors (plus existing basement) with a floor area of 698sqm providing the landowners with the space that works for the family in the long term. The footprint of the resulting property would be 449sqm.

4.2 The accommodation comprises the following rooms, as shown on the image below.

- Galleried hallway
- Gym
- Homework room
- Games/play room
- Lounge
- Office
- Utility
- Plant
- Kitchen/family/dining
- Boot room
- Dining room/family room
- Five bedrooms inc master suite
- Three ensuites
- Family bathroom
- Pantry
- Downstairs WC



**Proposed First Floor Plan 1:100**



**Proposed Ground Floor Plan 1:100**



**Proposed Basement 1**

**Figure 7: Approved PD floor plans**



**Proposed North Elevation 1:100**



**Proposed South Elevation 1:100**



**Proposed West Elevation 1:100**



**Proposed East Elevation 1:100**

**Figure 8: Approved PD Elevations plan**

## LOCAL LISTING

4.3 The building is on the Council's local list having formally been a grade III listed building. However, the building has been much altered over time and no longer includes the local listing features. A copy of the listing details is provided below. A Historic Impact Assessment supports the application to appraise the current condition of the building.

### Designation details

**Name:** Higher Farm, Byley Lane  
**Record Type:** Locally Listed Building  
**Status Date:** 16 Jun 2006

### Description

Criterion ( C )  
 Buildings formerly listed at grade III which are no longer on the statutory list.

### Curatorial Notes

Higher Farmhouse  
 Later brown brick farmhouse incorporates some C17 timber framing. 2 storey, 3 Windows included gable projections. Interior. Stopped bevelled beam; timber cross framing, mostly covered; old purlins.

Rear much altered. Modern extension.  
**Organisation:** Vale Royal Borough Council

### Location

Grid Reference: Centred SJ 7242 6792  
 Parish: BYLEY, VALE ROYAL, CHESHIRE WEST AND CHESTER  
 Postal Address: Higher Farm, Byley Lane, Middlewich, Cheshire. CW10 9LN

### Sources

Paper Archive: Vale Royal Borough Council, 1977-79. The Vale Royal Borough Council Historic Buildings Survey Index Card. BYL/HB 6.  
 Report: Vale Royal Borough Council, 2006. Vale Royal Borough Council's List of Locally Important Buildings.

### Associated Monuments

[5948](#) Higher Farm, Byley Lane (Building)

Figure 9: Listing details

## CURTILAGE

### CASE LAW

4.4 Residential curtilage is also not defined in statutory planning law; it should be highlighted that it is not a use class or a type of development. It is merely an arbitrary term whose boundary can confer whether rights, restrictions or obligations can exist on land and buildings.

4.5 The lack of statutory definition requires reference to judicial law which now provides the tests and guidance that can be applied in determining the boundary of residential curtilage. The first widely accepted principle was established in *Sinclair-Lockhart's Trustees v. Central Land Board* (1950) SC 258:

*Ground which is used for the comfortable enjoyment of a house may be regarded in law as being within the curtilage of that house or building and thereby as part of the same, although it has not been marked off or enclosed in any way. It is enough that it serves the purposes of the house or building in some necessary or useful way. (authors emphasis)*

4.6 In *James v Secretary of State for the Environment* (1990) 61 P & CR 234 (Div Court) it was held there were three criteria for determining whether land is within the curtilage of a building namely:

- a) Physical layout;
- b) Ownership past and present;
- c) Use or function past and present.

4.7 In *Collins v Secretary of State for the Environment* [1989] PLR 30 it is reported that rough grass was held not to be part of the curtilage; however, that is not in the official transcript. The judgement refers to the appeal determined by the Planning Inspectorate and finds no error in the application of the law on which to allow the case before the Court of Appeal. The Planning Inspectorates report discussed the curtilage issue in paragraph 8 reiterating the *Sinclair-Lockharts Trustees* test of necessary or useful way. The Inspector went on to state:

*In this case [Collins] there is a clear distinction physically and in terms of function between the well cut lawn and grass near your house and the rough, overgrown and generally neglected ground in which the summerhouse is located*

4.8 There have been various pieces of case law since 1990 that have reconsidered the definition of curtilage; these evolving criteria were further distilled in *Secretary of State for the Environment, Transport and the Regions v Skerritts of Nottingham* 2000 2 PLR 84. The Court of Appeal stated in the judgement that curtilage was not necessarily small and a previous judgement had gone too far in stating it should be. The judgement also highlighted again that it is a question of fact and degree in each case.

#### EVIDENCE

4.9 The evidence available through various historic mapping features is considered to demonstrate that the land on which the proposal sits forms the property's curtilage. The land appears to have formed an integral part of the residential use of the site with the planted trees on the western side once forming an orchard. Importantly the western side has never been detached from the residential property to be used as part of the wider, large field system.





Figure 10: 1882 Tithe Map (National Library of Scotland)

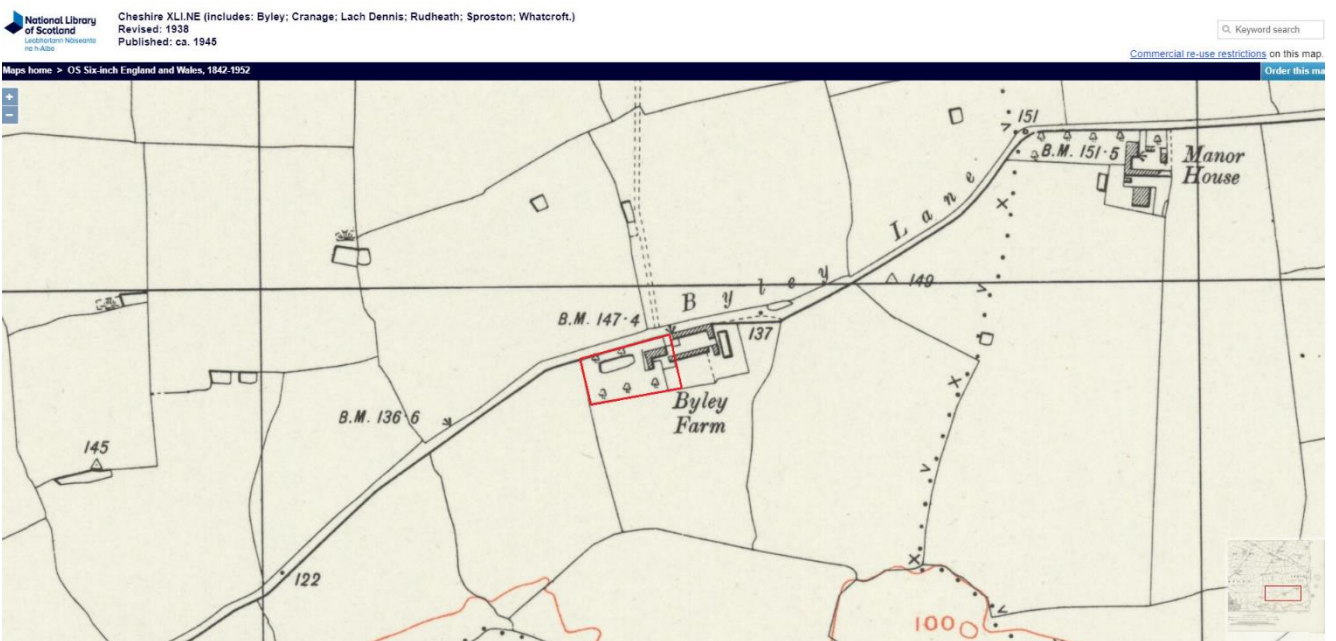


Figure 11: 1945 Tithe Map (National Library of Scotland)

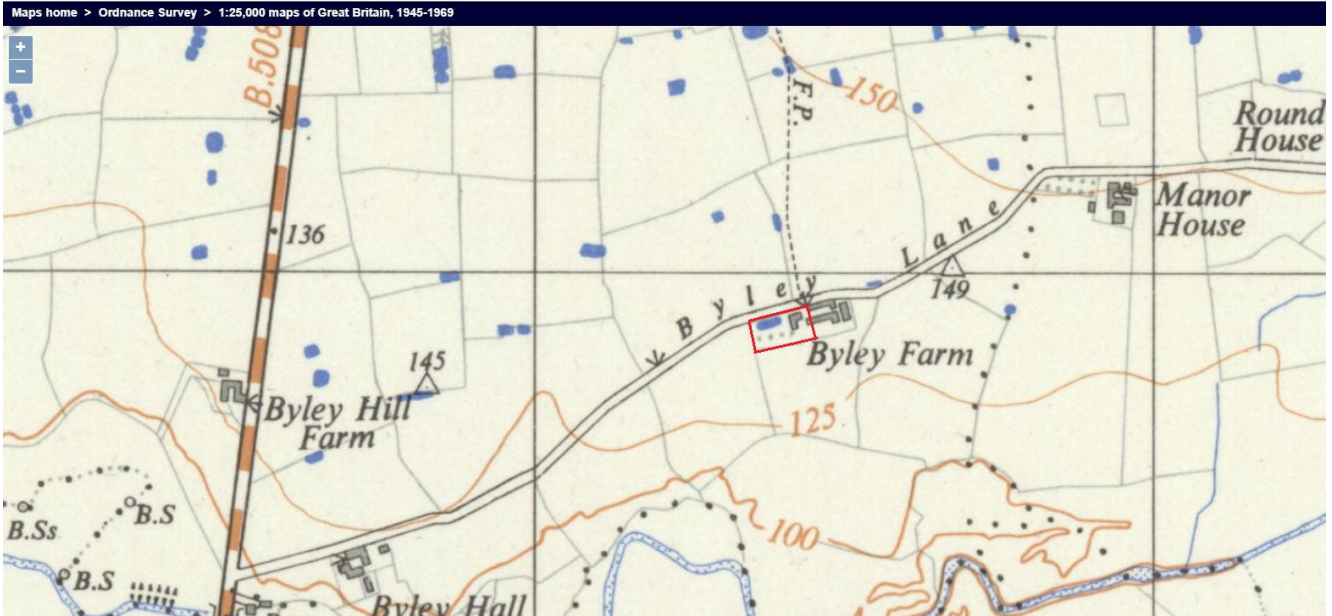


Figure 12: 1948 Tithe Map (National Library of Scotland)

## 5 PROPOSED DEVELOPMENT

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### RIDING ARENA

5.1 The riding school requires the following key features for an arena:

- It is accessible and visible from within the existing equestrian buildings. This provides opportunities for surveillance from wider members of the riding school when instructions are taking place.
- Accessible by those clients with mental and physical difficulties by reducing the travel time/distance between the stables and instruction area. To further improve this, a car park is proposed, dedicated for users of the outdoor arena who experience difficulties.
- Sufficient size to allow a range of activities and instructions to take place; including splitting the arena into two areas so multiple instructions can take place simultaneously.

5.2 The proposed riding arena measure 70m x 30m and is designed to meet the criteria above. Alternative locations have been considered and discounted due to the specific needs of the users of Higher Farm riding school, particularly those from the Riding for Disabled charity.



Figure 13: Image of an extant riding arena



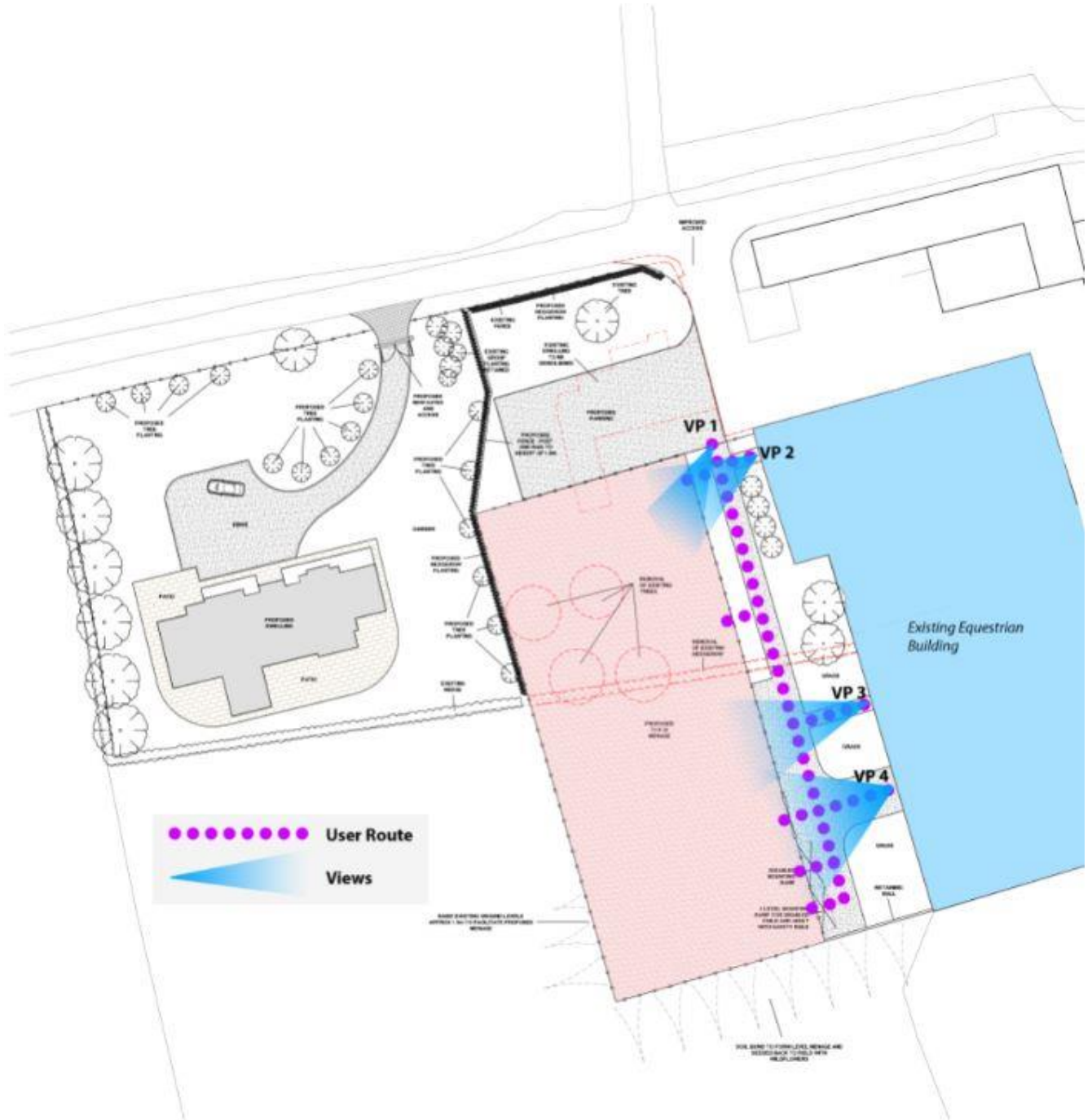


Figure 15: User routes and view points

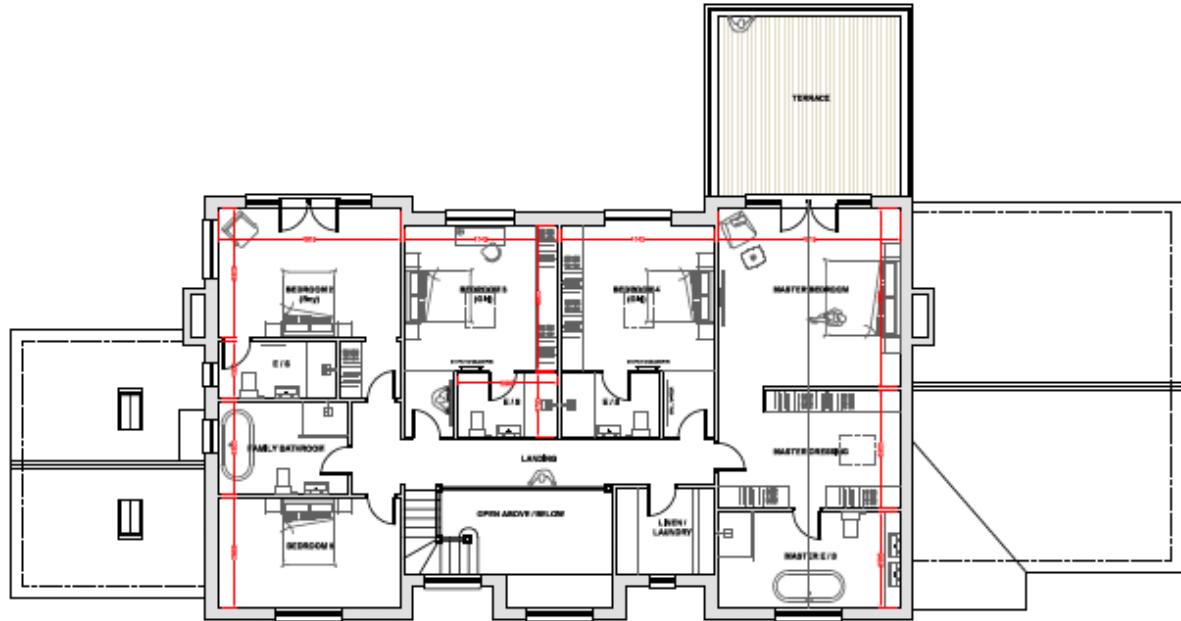
## REPLACEMENT DWELLING

### DESIGN

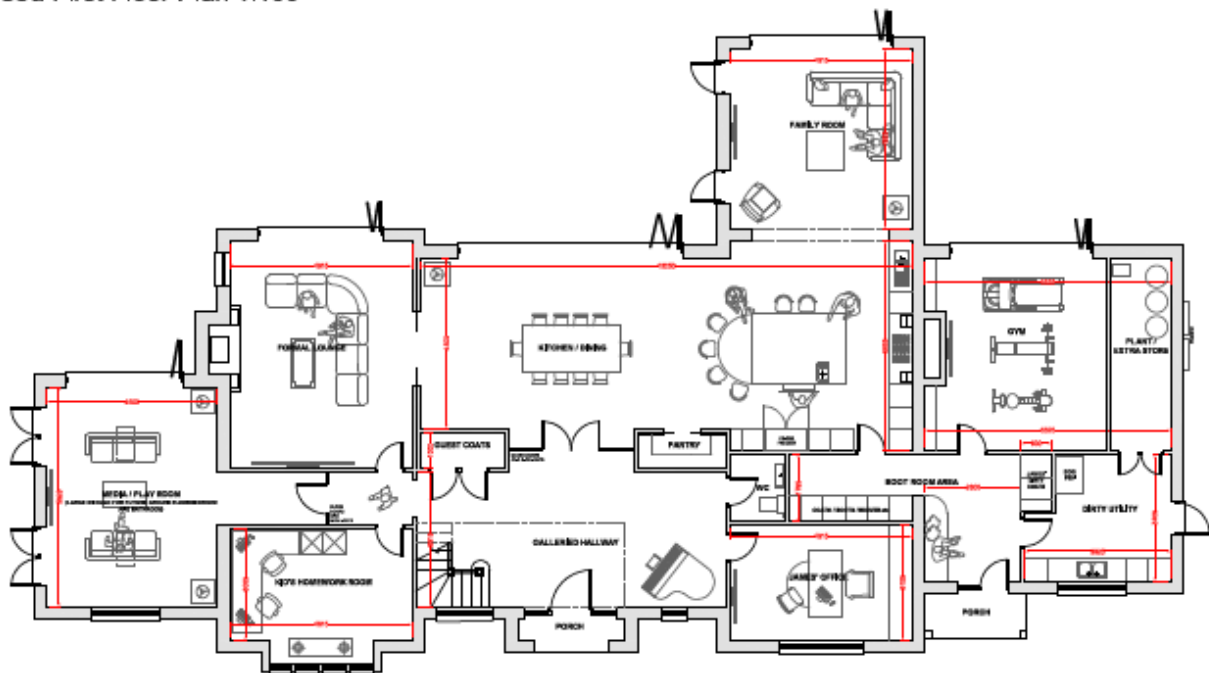
5.5 The replacement dwelling design has taken its cues from the existing building, with a three gabled front elevation, arranged over two floors under a slate roof with sandstone features, timber fascias and aluminium windows. The proposed drawings, together with an image, are set out below.



Figure 16: Proposed dwelling



**Proposed First Floor Plan 1:100**



**Proposed Ground Floor Plan 1:100**

**Figure 17: Proposed floor plans**

### SCALE AND ACCOMMODATION PROVIDED

5.6 The proposed replacement dwelling contains the same rooms provided by the permitted development scheme; the overall feel and function of the property being important to the young family's lifestyle. The accommodation proposed includes:

- Galleried hallway
- Gym
- Homework room
- Games/play room
- Lounge
- Office
- Utility
- Plant
- Kitchen/family/dining
- Boot room
- Dining room/family room
- Five bedrooms inc master suite
- Three ensuites
- Family bathroom
- Pantry
- Downstairs WC

5.7 The accommodation is set within a traditional two-storey envelope with a footprint of 342sqm and overall floor area of 554sqm. It is therefore 20% smaller in floor area and 23% smaller in footprint than the permitted development scheme; this is achieved by the efficiencies of space that a new building dwelling allows versus working with the existing property through extensions.

### ACCESS

5.8 Vehicular access to the property would be made by an existing gated entrance onto Byley Lane.



## 6 PERMITTED DEVELOPMENT AND REPLACEMENT DWELLING COMPARISON

6.1 An exercise has been undertaken to compare the permitted development schemes metrics and the proposed replacement dwelling. The three tables below detail the comparative size and accommodation provided by the fallback scheme and proposed scheme.

6.2 Table one provides comparisons between the permitted development and proposed floor area and footprints over and above the existing house. The figures demonstrate that the proposed dwelling is smaller in floor area and footprint than the permitted development scheme, achieved through new-build design efficiencies.

**Table 1: Dwelling floor area and footprint comparisons**

	Existing	Permitted Dev	% Increase over existing	Proposed	% Increase over existing
<b>Total floor Area (sqm)</b>	480	698	<b>45.5%</b>	554	<b>15.5%</b>
<b>Total footprint (sqm)</b>	272.5	449	<b>64.7%</b>	342	<b>25.7%</b>

6.3 Table two provides the comparisons between the permitted development and proposed floor area and footprints of the overall development, including the overall width of the property. The figures demonstrate that the proposed development is smaller in both floor area, footprint and width than the permitted development scheme.

**Table 2: Overall floor area and footprint comparison**

	Permitted Dev	Proposed	% difference preferred vs PD
<b>Total floor Area (sqm)</b>	698	554	-20.6%
<b>Total footprint (sqm)</b>	449	342	-23.7%
<b>Width (m)</b>	32	30.8	-3.7%
<b>GF proportion</b>	64.3%	61.7%	-2.6%
<b>FF proportion</b>	31.3%	38.3%	+7%

6.4 Table three compares the accommodation provided by the permitted development scheme and the proposed scheme. The two development options are directly comparable.

**Table 3: Accommodation comparisons**

ACCOMMODATION	Permitted development	Proposed
<b>Bedrooms</b>	5	5
<b>Master suite</b>	Yes	Yes
<b>En-suites</b>	3	3

<b>Lounge</b>	Yes	Yes
<b>Kitchen dining family</b>	Yes	Yes
<b>Games/play-room</b>	Yes	Yes
<b>Office</b>	Yes	Yes
<b>Utility</b>	Yes	Yes
<b>Downstairs WC</b>	Yes	Yes
<b>Pantry</b>	Yes	Yes
<b>Galleried hallway</b>	Yes	Yes
<b>Boot room</b>	Yes	Yes
<b>Dining room/family room</b>	Yes	Yes
<b>Gym</b>	Yes	Yes
<b>Homework room</b>	Yes	Yes
<b>Plant room</b>	Yes	Yes

## 7 PLANNING POLICY FRAMEWORK

7.1 Higher Farm is within Cheshire West and Chester Council area. The adopted Development Plan comprises the Cheshire West and Chester Local Plan (Part One) 2015 and Cheshire West and Chester Local Plan (Part Two) 2019. The National Planning Policy Framework is a material consideration in the determination of applications.

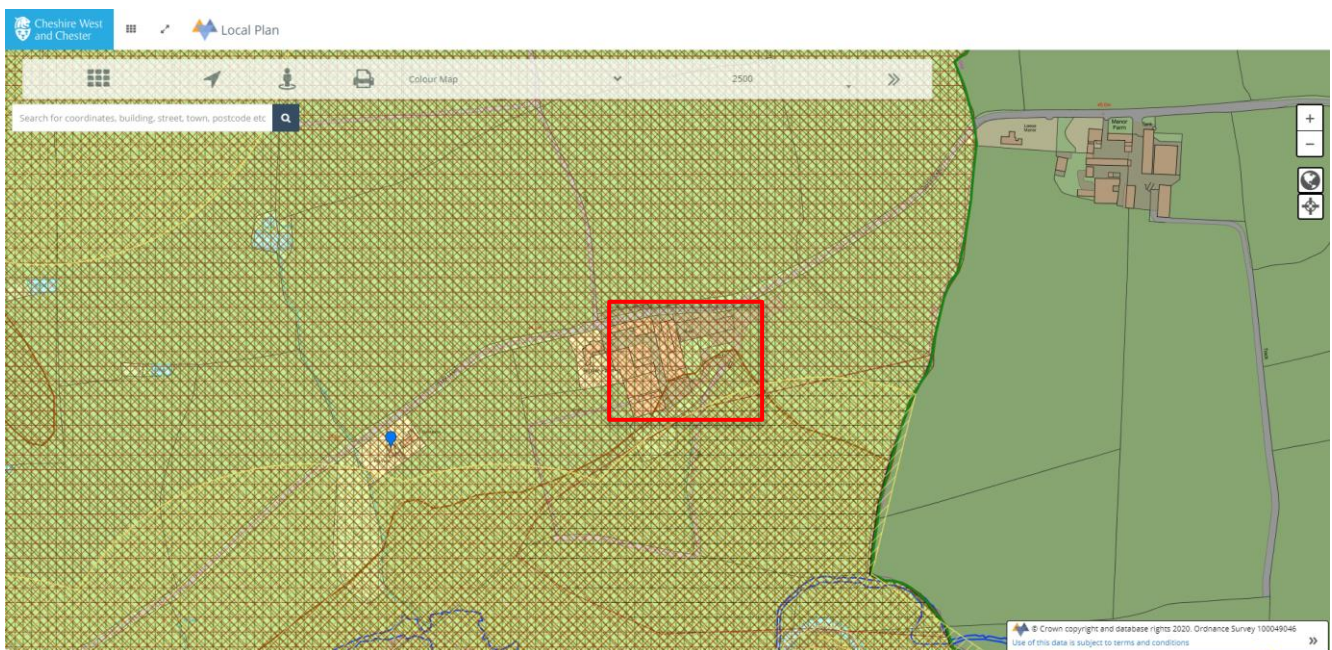


Figure 18: Local plan policy map

### CHESHIRE WEST AND CHESTER LOCAL PLAN 2015 (CWLP1)

7.2 The Cheshire West Local Plan (Part One) was adopted on 29 January 2015. The key policies of Part One of the Local Plan relevant to the proposal are:

#### STRAT 1 SUSTAINABLE DEVELOPMENT

7.3 STRAT 1 sets out the sustainable development principles for development and reflects the golden thread of the presumption in favour of sustainable development.

#### STRAT 9 COUNTRYSIDE

7.4 Policy STRAT 9 seeks to protect the intrinsic beauty of the Cheshire Countryside but allows the reuse of rural buildings:

*Within the countryside the following types of development will be permitted;*

- *Replacement buildings*
- *Development that has an operational need for a countryside location such as for agricultural or forestry operations*

#### SOC 6 – OPEN SPACE, SPORT AND RECREATION

7.5 Policy SOC6 is relevant to proposals for sport and recreation. The policy has a preference toward existing facilities and supports proposals that:

- ***Improve the quality and quantity of accessible open space, sport and recreation facilities in the local area***
- *Provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity*
- ***Improve access to open space for disabled people, pedestrians and children's play facilities***

#### ECON 1 – ECONOMIC GROWTH, EMPLOYMENT AND ENTERPRISE

7.6 ECON1 states that:

*The Council will promote sustainable economic growth in the borough and wider sub-region, supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. The creation of new job opportunities across a range of sectors will be supported*

#### ENV 5 – HISTORIC ENVIRONMENT

7.7 Policy ENV5 seeks to safeguard the borough heritage assets and their setting.

#### CHESHIRE WEST AND CHESTER LOCAL PLAN PART TWO (CWLP2)

7.8 Part Two of the Cheshire West and Chester Local Plan contains the land allocations and detailed policies. It was adopted by the Council on 18 July 2019 and forms part of the development plan. The key policies within the plan are provided below:

#### DM 2 – IMPACT ON RESIDENTIAL AMENITY

7.9 Policy DM 2 seeks to safeguard the residential amenity and quality of life for residents, taking account of outlook, privacy, light, noise and odour.

#### DM 8 – EQUESTRIAN DEVELOPMENT

7.10 DM8 supports equestrian development subject to meeting the requirements of eight criteria set out in the policy.

#### DM 19 – PROPOSALS FOR RESIDENTIAL DEVELOPMENT

7.11 Policy DM19 sets out the considerations for residential development in the different hierarchy areas. For replacement dwellings in the countryside policy DM21 is engaged.

#### DM 21 – DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

7.12 DM21 sets out the considerations for various forms of development to dwellinghouses. The policy supports replacement dwellings in the countryside subject to three criteria (the fourth criteria applies to Green Belt only):

1. *the existing dwelling does not have recognised special architectural or historic value, or local character (by being nationally or locally listed);*
2. *the development will not significantly adversely affect the amenities of nearby residential properties or the future occupiers of the dwellinghouse;*
3. *the replacement dwelling would not be significantly larger than the existing dwelling and is in keeping with the scale, character and appearance of its surroundings.*

7.13 The policy text states that dwellings more than 30% larger than the existing are ‘significantly larger’. The policy further advises that it will be determined by examining increases in floorspace.

#### DM 48 – NON-DESIGNATED HERITAGE ASSETS

7.14 Policy DM48 seeks to safeguard non-designated heritage assets. The policy states that the significance of the non-designated heritage assets should be assessed in development proposals. The policy does not rule out the loss of non-designated heritage assets. The main part of the policy wording states:

*The significance of non-designated heritage assets and their setting should be assessed in development proposals or works, against the following criteria, namely the:*

1. *special qualities of architectural and historic interest;*
2. *features of interest and the setting of the non-designated historic asset;*
3. *contribution the non-designated historic asset makes to local distinctiveness; local townscape; or rural character; and*

4. *conservation of interesting or unusual features; architectural detail; materials; construction; or historic interest.*

*Development which would remove, harm or undermine the significance of such non-designated heritage assets, or their contribution to the character of a place, will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and significance of the non-designated heritage asset.*

*Prior to the loss of the non-designated heritage asset, an appropriate level of survey and recording will be expected including where appropriate archaeological investigation. The results of which should be deposited on the Historic Environment Record.*

## NATIONAL PLANNING POLICY FRAMEWORK 2019

7.15 The National Planning Policy Framework 2019 replaced the 2018 edition which in turn replaced the 2012 Framework. The Framework is a material consideration in the determination of this application. The relevant paragraphs relating to the proposal and conditions include:

### SUSTAINABLE DEVELOPMENT

7.16 Paragraph 8 of the NPPF describes the economic, social and environmental roles of planning in meeting the three dimensions of sustainable development.

7.17 Paragraph 9 of the Framework advises that the Framework as a whole constitutes sustainable development:

*These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.*

7.18 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development:

*Plans and decisions should apply a presumption in favour of sustainable development.*

*... For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

#### OPEN SPACE AND RECREATION

7.19 Paragraph 96 of the Framework advises that:

*Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.*

#### ECONOMIC GROWTH

7.20 The Framework gives significant weight to economic growth stating at paragraph 80:

*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.*



7.21 Specifically relating to supporting a prosperous rural economy, paragraph 83 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;*
- b) the development and diversification of agricultural and other land-based rural businesses;*

#### PROPOSALS AFFECTING HERITAGE ASSETS

7.22 Paragraphs 189-192 of the Framework set out the considerations of heritage assets when determining applications.

## 8 FALLBACK CASE LAW

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8.1 The Mansell judgement detailed below is considered relevant to this application. It addresses the considerations of fallback positions established by alternative development, particularly possible allowances of permitted development.

### MANSELL V TONBRIDGE AND MALLING BOROUGH COUNCIL [2017] EWCA CIV 1314

8.2 The Mansell Court of Appeal judgement handed down by LJ Lindblom considered, among other things, the 'fallback position' established by alternative development. Mr Mansell was the neighbour of a development site on which Tonbridge and Malling Borough Council granted planning permission for the redevelopment of a large barn and bungalow to provide four dwellings. It was contended by Mr Mansell through a judicial review that the Local Planning Authority had misdirected itself considering a 'fallback' position available to the landowner.

8.3 The Council sought justification for the development through consideration of possible development of the barn using permitted development rights. LJ Lindblom states the following on the concept of fallback development in paragraph 27 of the judgement, within which he refers to earlier judgements on the matter:

*27. The status of a fallback development as a material consideration in a planning decision is not a novel concept. It is very familiar. Three things can be said about it:*

*(1) Here, as in other aspects of the law of planning, the court must resist a prescriptive or formulaic approach, and must keep in mind the scope for a lawful exercise of planning judgment by a decision-maker.*

*(2) The relevant law as to a "real prospect" of a fallback development being implemented was applied by this court in Samuel Smith Old Brewery (see, in particular, paragraphs 17 to 30 of Sullivan L.J.'s judgment, with which the Master of the Rolls and Toulson L.J. agreed; and the judgment of Supperstone J. in R. (on the application of Kverndal) v London Borough of Hounslow Council [2015] EWHC 3084 (Admin), at paragraphs 17 and 42 to 53). As Sullivan L.J. said in his judgment in Samuel Smith Old Brewery, **in this context a "real" prospect is the antithesis of one that is "merely theoretical"** (paragraph 20). The basic principle is that **"... for a prospect to be a real prospect, it does not have to be probable or likely: a possibility will suffice"** (paragraph 21). Previous decisions at first instance, including *Ahern and Brentwood Borough Council v Secretary of State for the Environment* [1996] 72 P. & C.R. 61 must be read with care in the light of that statement of the law, and bearing in mind, as Sullivan*

*L.J. emphasized, "... "fall back" cases tend to be very fact-specific" (ibid.). The role of planning judgment is vital. And "[it] is important ... not to constrain what is, or should be, in each case the exercise of a broad planning discretion, based on the individual circumstances of that case, by seeking to constrain appeal decisions within judicial formulations that are not enactments of general application but are themselves simply the judge's response to the facts of the case before the court" (paragraph 22).*

*(3) Therefore, **when the court is considering whether a decision-maker has properly identified a "real prospect" of a fallback development** being carried out should planning permission for the proposed development be refused, there is no rule of law that, in every case, the **"real prospect" will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO.** In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision-maker's planning judgment in the particular circumstances of the case in hand*

#### 8.4 LJ Lindblom continues to consider the Council's assessment of fallback in paragraph 33:

*I do not see how it can be said that the officer's assessment of the "fallback position", which the committee adopted, offends any relevant principle in the case law – in particular the concept of a "real prospect" as explained by Sullivan L.J. in Samuel Smith Old Brewery. **It was, in my view, a faithful application of the principles in the authorities in the particular circumstances of this case. It also demonstrates common sense.***

8.5 The judgement explains that the officer considered the specific terms of the fallback and gauged the likelihood of it being brought about if the Council were to reject the preferred proposal. In particular, the Planning Officers report is said to have advised on the realism of the fallback, noting it was more than theoretical. In conclusion on this matter, LJ Lindblom found that:

*the council was entitled to accept that there **was a "real prospect" of the fallback development being implemented**, and to give the weight it evidently did to that fallback as a material consideration. In doing so, it made no error of law.*

8.6 The judgement is useful insofar as it establishes the required thought process of the decision-maker in each application on the facts before them. However, the fallback development options through permitted development are a material planning consideration capable of overcoming perceived conflicts with the development plan.

## 9 COMPARABLE DECISIONS

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9.1 The approved applications set out below have been determined by Cheshire West and Chester Council. They demonstrate how key issues of replacement dwellings, riding arenas and demolition of locally listed buildings have been considered for development within the countryside. With the exception of Old Bridge House, all applications were considered under the same local plan and national planning policies as the current proposal. However, Old Bridge House was determined under very similar national policies (NPPF 2012), the same Part One local plan policies but an earlier version of the detailed policies.

### REPLACEMENT DWELLINGS AND RIDING ARENA

#### 19/00410/FUL COMMON SIDE FARM, SHOP LANE, LITTLE BUDWORTH

9.2 The application at Common Side Farm sought permission for a replacement dwelling and outbuildings, and a manege. The proposed dwelling was 57% greater in floor area than the existing dwelling (including an attached milking parlour). The replacement dwelling was also c. 1.4m higher in ridge height than the existing main dwelling, and some 2.6m higher when compared to the attached milking parlour.

9.3 The riding arena was for private use and no objections were raised within the delegated officer report.

9.4 At a 57% increase in floor area, and between 1.4m-2.6m increase in ridge height, the delegated officer report states that the replacement dwelling '*would not be significantly larger than the existing dwelling*'. This is despite the supporting text for the relevant policy (DM21) defining significantly larger as 30% above the existing floor area. The overlaid elevations plan below demonstrates the increase in size.

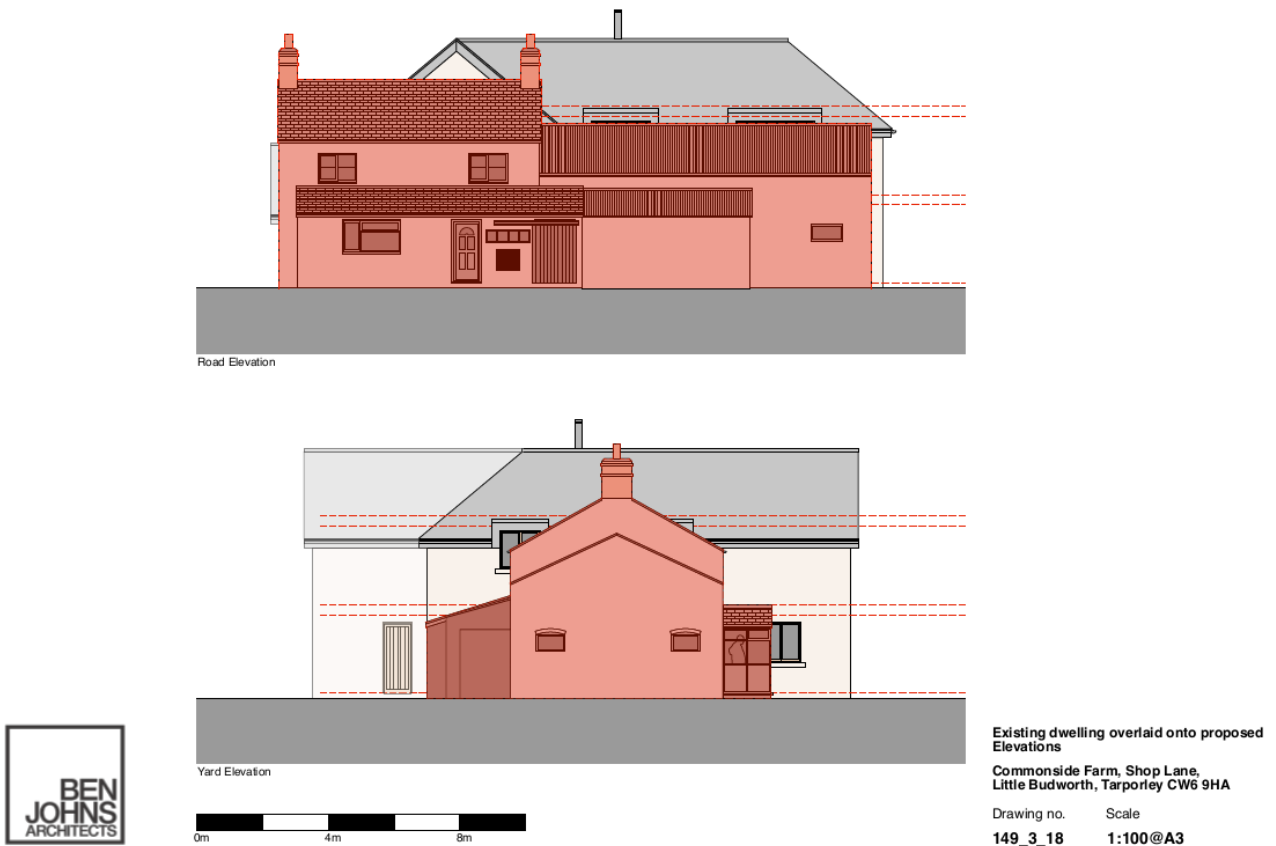


Figure 19: Overlaid elevations (Ben Johns Architects)

### 19/03323/S73 COMMON SIDE FARM, SHOP LANE, LITTLE BUDWORTH

9.5 The variation of condition application at Common Side Farm sought amendments to the approved scheme 19/00410/FUL. The proposals added further floor area (c.3sqm), making it 58% larger than existing and additions to the height of the building. The building's amended ridge height was c. 8.25m, some 1.9m higher than the ridge height on the main exiting dwelling, and 3.2m taller than the attached milking parlour.

9.6 The delegated officer report for the S73 stated the following, despite the further uplift in overall size.

*The proposed amendments are to the form and scale of the building. The building would be higher and also appear more massive[sic] as a result of the addition of the gable. It is considered, however, that the proposed development would still be acceptable*

## REPLACEMENT DWELLING

### 20/00217/FUL THE WILLOWS, HUXLEY LANE, TIVERTON

9.7 The application at The Willows sought the replacement of an existing dormer bungalow with a two-storey dwelling. The proposal was within the 30% floor area threshold indicated within the supporting text of policy DM21. However, the ridge height was increased between 2.4m and 3.2m depending on where the measurement was taken. The increase to the ridge height was considered acceptable, and the scheme was approved.

## LOCALLY LISTED BUILDING REPLACEMENT

### 16/02580/FUL OLD BRIDGE HOUSE

9.8 The application at Old Bridge House sought the replacement of the dwelling. The property was locally listed, described on the local listing details are being C17th (1640) over-restored timber-framed cottage. Despite the local listing, it was apparent that the property's condition had deteriorated and limited features were retained in the building. There was, however, some original timbers in the building. Notwithstanding, the Council's Conservation Officer determined that much of the historical interest and value had been lost or destroyed. The application for the demolition and replacement was allowed.

9.9 A photographic record of the building was submitted to the Council before the determination of the application. Copies of images from the record are below. They are considered to evidence greater elements of historic fabric than available in the Higher Farm dwelling.

#### Historic Environment Record - Old Bridge House, London Road, Allostock

Locally listed in 1977. Listing description detailed below:

Built circa 1640, two storey including dormers, 2 window timber framed cottage, rendered with applied timber, painted black and white. Slate roof, wing to south. Near flush casements, one with original catches. Interior. Stopped ovolo moulded beams. Timber cross framing. Original purlins.

#### Photographs of remaining original features



Evidence of A Frame in rear upstairs bedroom



Evidence of A Frame in rear upstairs bathroom



Evidence of original oak beam in rear sitting room which has been severed over time



External image of A frame

Figure 20: Old Bridge House images



## 10 APPRAISAL

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### EXTANT PERMISSIONS

10.1 The dwelling at the application site benefits from permission for extensions through the permitted development regime and works to commence these extensions has begun. The wider site has been granted retrospective planning permission for the use of the large portal framed buildings for equestrian purposes. The buildings are used to house a riding school that is growing in stature within Cheshire and plays a vital role in providing schooling for Riding for the Disabled and Horse Therapy.

10.2 The extant permission for the house extensions and lawful equestrian uses are considered to be material considerations in the determination of the application. They are more than theoretical proposals having been carried out (equestrian development) and started (house extensions) and can therefore be given increased weight than speculative works.

### PRINCIPLE OF THE RIDING ARENA

10.3 Policy STRAT9 supports development that requires a countryside location. Equestrian pursuits are generally undertaken in the countryside and Higher Farm is no exception. The proposed development sits immediately adjacent to the equestrian buildings, closely related to the equestrian activities. The riding arena's location is considered to be the most appropriate to facilitate the movement of horses, often with vulnerable riders from the equestrian buildings to the outdoor arena. Furthermore, the manege's location allows the staff of the riding school to have views of the outdoor arena from multiple viewpoints within the buildings. Access from the proposed car part facilitates access for users with difficulties.

10.4 Policy SOC6 supports development for open space and recreation and pays particular attention to development that improves the quality of recreation in the rural area and improves access to open space for disabled people.

10.5 Policy DM8 deals specifically with equestrian development and supports it subject to eight criteria. Each criterion of the policy is considered below. Attention is also drawn to the officer assessment under comparable application 19/00410/FUL which approved a 60m x 20m manege as part of a replacement dwelling scheme. The officer's assessment simply stated '*the equestrian development proposed would not have a significant detrimental impact upon landscape character*'.

### SCALE DESIGN AND SITING

*the proposal is not, either by itself or cumulatively, detrimental to the character of the rural landscape. Consideration must be given to existing landscape patterns; the scale, design and siting of the proposal, including: construction materials, boundary treatment, siting of areas of*

*hard standing, new or extended access routes, and other infrastructure related to the equestrian development;*

10.6 The riding arena is within the confines of the existing site boundaries that are currently defined by the residential garden on which the riding arena would be sited. It is not considered to be detrimental to the character of the rural landscape.

#### LIGHTING

*outdoor lighting /floodlighting is designed to avoid a detrimental impact on visual or residential amenity, wildlife or highway safety and allows safe operation of activities on site*

10.7 No lighting is proposed at this stage for the riding arena.

#### AMENITY

*the proposal is not significantly detrimental to the amenity of, nor causes nuisance (such as odours) to neighbouring uses;*

10.8 The closest residential dwelling unconnected with the site is c.190m to the west (Riverside, Byley Lane). It is considered that the separation distance alone safeguards impacts to residential amenity. The land for the riding arena and replacement dwelling is in the same ownership; therefore, any impacts arising from the riding arena can be controlled by the residents of the Higher Farm house.

#### ECOLOGY

*the proposal avoids, as far as possible, any detrimental impact on the surrounding biodiversity and wildlife habitats, including hedgerows and trees;*

10.9 Ecology is not considered to be affected by the proposal which largely sits on closely mown amenity grassland.

## FLOODING

*the proposal avoids, as far as possible, flood risk areas and mitigates against flooding where appropriate. Adequate provision is made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses*

10.10 The surface of the riding arena is permeable to facilitate the passage of water through it with to be discharged in existing water courses. The riding arena is not considered to give rise to flooding concerns.

## WASTE

*the proposal is accompanied by a waste management scheme*

10.11 The management of waste is controlled through the scheme approved as part of 20/0327/FUL.

## NEED

*the proposal should, wherever possible, utilise existing rural buildings and infrastructure. Any additional buildings should be essential to the operational need of the facility, and wherever possible, be sited close to existing buildings and should be of appropriate design and materials to minimise visual impact;*

10.12 The proposal is for an outdoor arena and therefore does not need to be within a building, existing or otherwise.

## HIGHWAYS

*the proposal does not create an unacceptable impact on the highway network, including adverse impacts on existing bridleways and rights of way; and there should be a satisfactory means of vehicular access and parking arrangements (including the provision of areas for loading/unloading of horses).*

10.13 Vehicle movements would not materially alter as a consequence of the riding arena. It is an additional facility for the equestrian scheme approved as part of 20/0327/FUL.

10.14 It is, therefore, considered that the proposed development is in broad accordance with policy DM 8, which deals specifically with equestrian development.

### PRINCIPLE OF THE REPLACEMENT DWELLING

10.15 Policy STRAT9 sets out development types that will be supported in the countryside, including 'replacement buildings'. STRAT9 does not require the replacement building to be within the same curtilage, or indeed the same use. The principle of the proposal with reference to STRAT9 only, therefore, accords with the policy allowances.

10.16 The support for replacement buildings is further detailed in policy DM21 of the Local Plan Part Two. DM21 controls the development within the curtilage of a dwellinghouse; it sets out four criteria, the first three being applicable across the countryside, and the fourth only applicable in the Green Belt. The site is not in the Green Belt and therefore point four is not relevant to the proposal. Each of the criteria is considered further below, together with an assessment of curtilage.

### CURTILAGE

10.17 Residential curtilage is also not defined in statutory planning law, and is not a use class or a type of development. The land on which the replacement dwelling sits is considered a closely related and integral part of the residential setting for Higher Farm throughout its history. The area of land is shown on tithe maps as far back as 1882 when it appears as an orchard. Although the formality of the land as garden use may have fluctuated over time, there is considered to be no doubt that it forms the curtilage at Higher Farm. The proposal is therefore considered to accord with the requirements of DM21.

10.18 However, the Local Planning Authority may be minded to take an alternative view based on the land use of the western land rather than an assessment of curtilage. In this case, the overall site layout and requirements of the adjacent riding school is considered to provide other material considerations that outweigh the alternative interpretation of curtilage and position as shown.

10.19 The siting of the replacement dwelling stems from the most appropriate location for the much-needed riding arena for the equestrian facility for the particular needs of its clients. As set out within this statement, other locations have been considered, but due to the difficulties of some clients, the overall layout proposed best meets the requirements and is considered to be the most logical, well thought out arrangement.

### RECOGNISED SPECIAL ARCHITECTURAL OR HISTORIC VALUE

10.20 The first criteria of DM21 requires that the building being replaced does not have recognised special architectural or historic value, or local character. The property is on the Council's local list as described in this statement. The Heritage Impact Assessment of the building is provided with the

application. Although on the local list, through the passage of time and different landowners, the building has been mutilated such that the areas described within the local listing do not appear prevalent within the building. The Heritage Impact Assessment details the current condition of the building and concludes that it is of low significance.

10.21 Notwithstanding the local listing, it is considered to be evident from the Heritage Impact Assessment that the building is not of a quality for the restrictions set out in policy DM21 to be exercised. The building has moved on from how it stood when it was locally listed; and will do so further if the lawful extensions and internal modifications confirmed by the 2020 lawful development certificate continue. The fallback considerations are considered to be a material consideration for this part of the assessment. Therefore, it is therefore opined that the building's status should not stand in the way of its replacement, consistent with the comparable from Old Bridge House where the evidence of a locally listed building had been lost, sufficient to allow its replacement.

#### AMENITY OF NEARBY RESIDENTIAL PROPERTIES

10.22 The nearest residential property (Riverside) is approximately 140m to the west. Given the intervening distance, the replacement dwelling would not significantly adversely affect the occupiers' amenity in the nearby residential property.

#### WHETHER SIGNIFICANTLY LARGER

10.23 The supporting text from policy DM21 advises that replacement dwellings up to 30% larger in floor area are within the parameters of what is supported by the policy. Section six of this appraisal sets out an analysis of the metrics; the proposed property is 15.5% larger in floor area and 25% larger in footprint than the existing building. Section nine of this statement provides comparable decisions for replacement dwellings. They evidence how policy DM21 has been applied locally; in two examples, schemes of 57% and 58% increases in floor area were supported, and in another up to 30% was allowed in line with policy. Therefore, the proposal is considered within the parameters of policy DM21 when the definitions in the supporting text are applied.

10.24 Furthermore, it is relevant to consider the extent permitted development scheme. Due to the rationalisation and efficiencies possible through new build, the proposed dwelling is 20.6% smaller in floor area and 23.7% smaller in footprint than the extant permitted development scheme that has commenced and will, therefore, reduce the extent of residential built form.

## 11 PLANNING BALANCE AND CONCLUSION

---

11.1 As detailed throughout this planning statement, the proposed scheme meets a specific need for the rural enterprise of Higher Farm riding school. Establishing the outdoor riding arena would enhance outdoor recreation facilities and make them accessible for disabled people as supported by local and national policy. The factors supporting the riding arena in the location that is most functional to the operation and enhancing accessibility to outdoor recreation are considered to weigh heavily in favour of the application.

11.2 Potential conflicts with planning policy, particularly the local listing of the farmhouse, and interpretation of curtilage are acknowledged and without mitigation would weigh against the proposal.

11.3 The status of the locally listed farmhouse is considered to have evolved, and through the passage of time, the significance of the building has diminished and would be further eroded through the significant alterations and extensions authorised by permitted development. The weight afforded to the demolition of the locally listed building with the mitigating factors is considered to be moderate.

11.4 The curtilage assessment is considered to be subjective. However, any perceived conflicts with planning policy are considered to be outweighed by the growth of the riding school and much needed outdoor riding arena to meet its users' needs. Placing restrictions on the location of the replacement dwelling would unnecessarily prevent the development of the riding arena in the most appropriate location for the operation of the rural enterprise.

11.5 It is considered that the wholesale form of development proposed is well considered. It meets two sets of needs in a logical manner. It is favourable to other alternatives that would compromise the long term success and positive impact of the rural business through unsatisfactory arrangements that could prejudice some of its vulnerable users.

11.6 The development is considered a sustainable form of development with the consideration of other material considerations, broadly in compliance with local and national planning policy provisions. It is respectfully requested that the application is approved.

## Appendix 1 – Equestrian development case study

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# CASE STUDY- EQUESTRIAN CENTRES IN CHESHIRE AND SURROUNDING AREA

HIGHER FARM EQUESTRIAN

MR AND MRS ASHBROOK

SUPPORTING DOCUMENT

DECEMBER 2020

PREPARED BY: SAM KING *BSC(HONS) ACIAT*

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# INTRODUCTION

The primary purpose of this document is to identify substantial Equine Centers and Riding Schools based in Cheshire as well as wider surrounding areas, and to demonstrate the facilities that are operated within each site.

## Reference

Somerford Park Farm, Congleton .....	3
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Ashton Hall Equestrian Centre, Sale .....	19
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# SOMERFORD PARK FARM, CONGLETON



## CLIENTELE

RIDERS OF ALL AGES, TRAINERS, BRITISH DRESSAGE MEMBERS/COMPETITORS, AFFILIATED CLUB MEMBERS, SPECTATORS, JUDGES

## EVENTS

SCHOOLING, PREMIER LEAGUE DRESSAGE CHAMPIONSHIPS, INTERNATIONAL HORSE TRIALS, AFFILIATED CLUB ACTIVITIES

## FACILITIES

- INDOOR ARENA- 110 X 30M
- LUNGING ARENA
- ASH- 70 X 70M
- 2X ARENA- 65 X 20M (DRESSAGE)
- 2X ARENA- 65 X 40M (SHOW JUMPS)
- 2X WOODSIDE ARENA- 65 X 40M (XC AND SHOW JUMPS)
- 2X WATERSIDE ARENA- 20 X 65M (XC AND DRESSAGE)
- WATERSIDE ARENA- 25 X 65M (XC, FENCES AND FULL GRID)
- FARM RIDE- 7M AROUND SOMERFORD ESTATE
- PARKLAND- 80 ACRES (XC SCHOOLING)
- PARKLAND- 26 ACRES (GRASSROOTS DEVELOPMENT)
- ON SITE VETINERY
- TACK SHOP
- CAFÉ



# WEBSITE EXTRACTS



## FACILITY PRICE LIST

From 1<sup>st</sup> January 2019

<b>Arena 1: Flatwork</b> .....	£20 per hour for 1 horse £5 per horse thereafter
<b>Arena 3,4 &amp; Ash Arena: Show Jump Course</b> .....	£25 per hour for 1 horse £5 per horse thereafter
<b>Ash Arena 2: Practice Jumps</b> .....	£20 per hour for 1 horse £5 per horse thereafter
<b>Show Jumps: Half Hour – only if on XC as well</b> .....	£15 for 1 horse
<b>XC Technique (Winter Only)</b>	
Ash Arena:.....	£30 per hour for 1 horse £10 per horse thereafter £85 per hour (groups)
Woodside Arenas.....	£30 per horse per hour* £300 per hour sole use*

*Loyalty card system for above - every 10<sup>th</sup> booking free*

**Affiliated/Recognised Clubs: (non club bookings on application)**

Arenas 1-4 Instruction.....	£55 per hour per arena
Arenas 1-4 Competition.....	£60 per hour per arena
Ash Arena.....	£85 per hour

**Secretary/Viewing Gallery Heated Room**.....£70 per day

**Dressage Arenas (erected)**.....£60 each

**XC Schooling**.....£30 per horse

**Grassroots Development Zone: all jumps 90cm and below**.....£28 per horse

**Farm Ride**.....£20 per horse

*Loyalty card system for above - every 10<sup>th</sup> booking free*

**Farm Ride/Cross Country Combined**.....£45 per horse

**Showground, Woodside Arena's\*, Yards & Pavilions inc toilets**.....*on application*

**Event Competition Course**.....*on application*

**Stables (Main Yard)**.....£35 per night inc 2 bales shavings

*\*Deposit Required*

**For Bookings Telephone: 01260 299 888 or email: [info@somerfordpark.co.uk](mailto:info@somerfordpark.co.uk)**  
[www.somerfordpark.co.uk](http://www.somerfordpark.co.uk)




Suitable for all levels of schooling



### ARENAS

Indoor Arena: 100 x 30m Andrews Bowen waxed surface (*Resident horses only, not hired out*)

Lunging Arena: Andrews Bowen waxed surface lunging zone (*Resident horses only, not hired out*)

Ash: 70 x 70m with full set of Show Jumps and a Grid.

\* XC Technique fences December - March

All of the following arenas are ANDREWS BOWEN Pro Wax Surface (Must be poo picked)

Arena 1: 65 x 20m with long dressage arena letters.

Arena 2: 65 x 20m with long dressage arena letters.

Arena 3: 65 x 40m with full set of Show Jumps.

Arena 4: 65 x 40m with full set of Show Jumps.

All the above Arenas are equipped with lighting, (coin-operated meters.)

Cancellations with less than 24 hours notice for any 5) or flatwork Arena at the weekend or on a Bank Holiday will be charged for.

Woodside Arena 1 and 2: 65 x 40m with full set of Show Jumps

Waterside 1 and 2: 20 x 65 with full set of long arena dressage markers.

Waterside 3: 25 x 65 Set of practice fences and a full grid.

**\*The 5 Showground Arenas (Woodside and Waterside) become a three acre XC Technique Facility, linked by an all weather track to the large Water Jump complex, from the end of November to the end of February.**

We have routes across the grass island between arenas which include steps, a full size broken bridge and even carved fish make up some of the feature fences at all heights. There are choices for all, from a log on the floor right up to advanced combinations. The aim is to have enough space to go from a real XC pace back into the controlled canter required for the testing combinations. Numbers will be strictly limited, but we do take more than one booking at a time in this Arena.





### LIVERY AT SOMERFORD

- 1st Class Care & Attention
- All Year Turn Out
- On Site Veterinary Clinic
- On Site Tack Shop
- Cafe
- Stable Supervision
- High Security including CCTV
- Prices from £140 per week



Enjoy all our facilities at your leisure which are included in the price of your livery.

Livery is provided in permanent 12 x 14 stables with 24hr CCTV on the farm yards. Each stable benefits from automated water drinkers and are situated in various blocks around the farm.

Horses are grazed all year round in post and rail electric fenced paddocks. There also are a limited number of single horse or hospital paddocks which are available by request. Your livery includes unlimited use of Somerford's first class facilities. A variety of haylage is available, which has been nutritionally analysed to help you make the right choice for your horse. We have a variety of bedding to suit your horse. Enquire with your yard manager.

# WEBSITE EXTRACTS


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Suppliers of top Quality Haylage & Equestrian Facilities  
www.somerfordpark.co.uk

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**THE BAILEYS HORSE FEEDS BRITISH EVENTING HORSE TRIALS 16TH & 17TH MAY**

000 : 00 : 00 : 00  
Day(s)   Hour(s)   Minute(s)   Second(s)




**PREMIER LEAGUE DRESSAGE 22ND -24TH MAY**

000 : 00 : 00 : 00  
Day(s)   Hour(s)   Minute(s)   Second(s)



**\*\* CANCELLED\*\* THE BAILEYS HORSE FEEDS INTERNATIONAL HORSE TRIALS**

000 : 00 : 00 : 00  
Day(s)   Hour(s)   Minute(s)   Second(s)



# FACILITY IMAGES



# KELSALL HILL EQUESTRIAN CENTRE, KELSALL



## CLIENTELE

RIDERS OF ALL AGES, TRAINERS, BRITISH EVENTING MEMBERS/COMPETITORS

## EVENTS

SCHOOLING, BRITISH EVENTING AFFILIATED EVENTS, UNAFFILIATED DRESSAGE, BRITISH SHOW JUMPING

## FACILITIES


- NEW INDOOR ARENA
- LIVERY AND STABLES FOR UP TO 46 HORSES
- 1X 'LAKE VIEW' ARENA- 100 X 70M:
  - 1X 70 X 70M ARENA (SHOW JUMPING)
  - 1X 20 X 50 M ARENA (FLATWORK)
  - 1X 20 X 50M ARENA (SHOW JUMPING, XC AND LIVERY)
- 1X 'LAKE SIDE' ARENA- 64 X 46M (SHOW JUMPING, XC FENCING AND DITCH)
- 1X CROSS COUNTRY SCHOOLING FIELD
- 7 MILE OFF ROAD FIELD AROUND DELAMERE FOREST
- 4.5 FURLONG PUBLIC HORSE GALLOP
- HAYLAGE SALE AREA
- OFFICES FOR REFRESHMENTS



# WEBSITE EXTRACTS

**Farm Ride:**  
The farm ride is OPEN

We are not operating the loyalty card scheme at this time its has been suspended in in the interests of biosecurity



[More Info](#)

**Lakeside & Lakeview Arenas**

The arenas are OPEN

Show jumping arenas and flat work arena available for booking.

To enter our Junior BS show on 5th & 6th December please click on the following link, [online entries](#)

[Unaffiliated Dressage times for Saturday 31st October 2020](#)

[More Info](#)

**Grass Arena Eventing**

All dates for the summer arena eventing clear round are available on the forthcoming events page or on Facebook

You will need to book a slot so that we create a safe environment for warming up.

The cross country fences will start at 60cm and progress to 70/80/90 and 100.

Terms and conditions apply

**Kelsall Hill All Weather Gallop**

The gallop is OPEN. Please call the office to book before coming on 07809689972.

We have suspended our loyalty card scheme in the interests of biosecurity.

[more info](#)

**(XC) Cross Country Schooling**

Cross Country Schooling open

Why not combine your ride with a gallop for £25 to develop overall fitness? To book please call the office on 07809689972

[more info](#)

**British Eventing Course**

The course is now closed, but we will see you next April after the Spring Internationals.

For further information on schooling over the BE course please click [here](#)

Our next event dates are Friday 23rd, Saturday 24th & Sunday 25th April 2021 for Kelsall Hill International! [More Info](#)

**WIN A FREE WEEKEND RIDE**

[Click Here to Enter](#)

**British Eventing News**

British Eventing XC course plans Sept 2020

Please click here for the XC course plans for all classes

British Eventing Show Jumping course plans Sept 2020:

Novice & Intermediate Show Jumping course

BE100 sections Show Jumping course

BE80 & BE90 sections Show Jumping course

Sponsorship and Advertising Opportunities

[More Info](#)

**Horse Haylage & Hay For Sale**

Our haylage is now back in stock, please give us a ring to secure your winter supply on 07809 689972. Large, medium and small bales.

[click here for more info](#)

**Kelsall Hill on Twitter**

Tweets by @KelsallHillEque


**Kelsall Hill EC** @KelsallHillEque  
More of this today, bring it on! [instagram.com/p/CISYSm8Hcz5/...](#)

Dec 2, 2020

**Kelsall Hill EC** @KelsallHillEque  
1st December & the elves 🧝 have left us a pressie!

Yep that's right the surface is going in!! 🧡

Happy December, 🍷 1st of the month#kelsallhill #kelsallhillequestriancentre



[Embed](#) [View on Twitter](#)

**Forthcoming Events**

**Up and coming equine events at Kelsall Hill**

We hope to provide you with an up to date event calendar listing our horse events from open farm ride weekends (when you don't need to book), dressage, arena eventing competitions, clinics, unaffiliated one day events, endurance events and British Eventing one day events to help you plan your equestrian diary.

We aim to be open every day for facility hire, weather permitting. Please [Click Here](#) for more information about opening times.

- British Show Jumping Junior Show - December 05 2020 8am onwards
- British Show Jumping Junior Show - December 06 2020 8am onwards
- Unaffiliated Dressage - December 10 2020 9:00am
- Winter Arena Eventing Competition - December 12 2020 9am onwards
- Winter Arena Eventing Clear Round - December 13 2020 9am onwards
- Unaffiliated Dressage - December 17 2020 9:00am
- British Show Jumping Cat 1 Show - January 09 2021 8am onwards
- British Show Jumping Cat 1 Show - January 10 2021 8am onwards
- Winter Arena Eventing Clear Round - January 10 2021 8:30am onwards
- Winter Arena Eventing Competition - January 16 2021 8:30am onwards
- British Show Jumping Cat 2 Show - February 06 2021 8am onwards
- British Show Jumping Cat 2 Show - February 07 2021 8am onwards
- Winter Arena Eventing Competition - February 13 2021 8.30am onwards
- Winter Arena Eventing Clear Round - February 14 2021 8.30am onwards
- British Show Jumping Cat 2 Show - February 27 2021 8am onwards
- Winter Arena Eventing Competition - March 06 2021 8.30am onwards
- Winter Arena Eventing Clear Round - March 07 2021 8.30am onwards
- Winter affiliated BS show jumping competition, C1 - March 07 2021 8am onwards
- Winter affiliated BS show jumping competition, C2 - March 14 2021 8am onwards
- British Eventing Horse Trials - April 23 2021 6:00am

If you would like a quote for a potential booking, are in any doubt about booking our facilities, or entering an event please contact us for more information. Call us on 07809689972 or via the website/email.



# FACILITY IMAGES





# SMALLWOOD LIVERY CENTRE, SANDBACH



## CLIENTELE

RIDERS OF ALL AGES, HORSE OWNERS, RIDING CLUB MEMBERS

## EVENTS

RIDING CLUB HUNTER TRIALS, SCHOOLING, HACKING, LIVERY

## FACILITIES

- 1X ARENA- 50 X 30M (SCHOOLING)
- 1X ARENA- 60 X 20M (DRESSAGE/FLATWORK)
- 1 X GRASS ARENA- 80 X 60M (SHOWJUMPING)
- 45 ACRE CROSS COUNTRY FIELDS
- 30 X 12FT STABLES
- LIVERY
- HACKING ROUTES
- MONARCH HORSEWALKER
- WASH-DOWN AREA



# WEBSITE EXTRACTS

## Our Stables

We have 30 stables that measure 12' x 12' and are housed in an "American Barn" type layout using strong, Monarch partitions. This gives our horses' an incredible airy environment as well as allowing the horses, which are sociable animals, to see and be with each other maintaining a relaxed, calm atmosphere. We also have three larger 14' x 14' Stables in self contained separate buildings. Each stable comes with it's own automatic drinker, hay rack and swivel manger along with a tack locker which is contained in a secure, alarmed tack room and as stated before the yard is protected by a comprehensive multi-camera CCTV System. We are a haylage only yard, sorry but no hay but do have different grades of haylage on offer including high fibre, low energy hay replacer. Our standard bedding is ProBed rapestraw based, chosen for it's outstanding absorbency and biodegradable properties but we also supply Snowflake Supreme shavings as an optional alternative but subject to a surcharge.

## Services We Offer;

We offer Full, Part, Assisted DIY and on a limited basis straight DIY.

### FULL LIVERY to include;

- Stable
- Grazing
- Use of all facilities
- Haylage and 1 bale of Probed bedding included
- As Part Livery but includes Mucking out and Grooming
- Holding for Vet/Farrier if required
- Free lorry or trailer parking
- Total day to day care leaving you to turn up and ride
- £126.99 per week

### Assisted DIY to include;

- Stable
- Grazing
- Use of all facilities
- Haylage and 1 bale of Probed bedding included
- Selection of labour services to suit you included
- Free lorry or trailer parking
- £82.74 per week

### PART LIVERY to include;

- Stable
- Grazing
- Use of all facilities
- Haylage and 1 bale of Probed bedding included
- All feeding (hard feed is charged extra according to usage)
- Rug changes
- Turnouts and bring ins and hose off lower legs if muddy
- Free lorry or trailer parking
- £97.59 per week

### DIY to include;

- Stable
- Grazing
- Use of all facilities
- Haylage provided - charged extra
- Bedding provided - charged extra
- Help available with labour services if required
- £40.00 per week



Arena 1 measures 50 mtrs by 30 mtrs and is for Jumping and general purpose schooling. Surfaced with the finest, premium sand mixed with TurfFloat™ Fibres which retain moisture to give a very consistent, stable, firm but giving surface. Fully drained and never floods. Now contains a full set of Polyjumps. Floodlit with very bright Metal Halide low energy lamps.



Arena 2 measures 60 mtrs by 20 mtrs and is set up with retainer boards for dressage/flatwork use. It is surfaced with the finest, premium sand mixed with TurfFloat™ Fibres plus Flexiride™ topping to give very good frost protection. This arena, as can be seen is not directly fenced making lazy horses work harder rather than relying on the fence, and is used solely for flatwork purposes. Floodlit with very bright Metal Halide low energy lamps.



We also provide a full set of showjumps on grass from approximately May to September. The arena measures approximately 80 metres x 60 metres (over an acre), we mow the grass regularly and reset the jumps. This arena is used when our facilities are hired for one day events etc. it is also available for outside hire either in combination with our Cross Country schooling or on it's own, very popular with instructors for clinics.



We have 45 acres of Cross Country facilities, of course Liveries can choose to use the jumps or just take advantage of the fantastic facility to go for an off-road hack. This facility is available for hire for individual schooling or as a fully prepared competition venue for One Day Events or Hunter Trials etc. Our jumps range from starter 1'6" jumps up to 3'3" more technical complexes.

[See our Cross Country Section for further details](#)



Monarch horsewalker now with rubber floor for up to 5 horses, invaluable for recuperation work and of course general exercise.



Monarch horsewalker now with rubber floor for up to 5 horses, invaluable for recuperation work and of course general exercise.



Wash-down area with hot & cold water followed by a soothing session under the solarium. (for your horse that is!) One area that we have invested, is in trace heating for our water pipes, no more frozen pipes!



We are surrounded by quiet, country lanes with lots of different hacking routes.

# FACILITY IMAGES



# CHESHIRE RIDING SCHOOL, NORTHWICH



## CLIENTELE

RIDERS OF ALL AGES, BHS MEMBERS, SOCIAL STROLLERS CLUB MEMBERS, COACHES

## EVENTS

SCHOOLING, BHS TRAINING, UKCC COACHING/CERTIFICATION, HACKING, LIVERY

## FACILITIES

- 1X INDOOR ARENA- 40 X 20M
- 1X OUTDOOR ARENA- 38 X 22M
- 1X SURFACED OUTDOOR ARENA- 70 X 35M
- 1X ARENA- 60 X 20M (DRESSAGE)
- 1X ARENA- 40 X 20M (DRESSAGE)
- SHOW JUMPING ARENA
- WORKING HUNTER ARENA
- LUNGE PEN
- INDOOR VIEWING ARENA
- HOT WASH BOX
- CAFÉ



# WEBSITE EXTRACTS

## FACILITIES.

We have a wide range of facilities at CRS, all of which are available to hire privately to those with their own horse. Please browse to see what we have on offer.

### LARGE INDOOR ARENA ❏

40 x 20 m full size arena with mirrors

### LARGE COVERED OUTDOOR ARENA ❏

38 x 22 m full size arena with mirrors

### ALL WEATHER FARM RIDE ❏

Our Farm Ride is open all year round

### SHOW JUMPING ARENA ❏

All of our show jumps are BS standard

### WORKING HUNTER ARENA ❏

Challenging jumps and undulating ground

### MARTIN COLLINS ARENA ❏

70 x 35m Martin Collins surfaced outdoor arena

### DRESSAGE ARENA ❏

Available with white boards to hire: 40 x 20m + 60 x 20m

### HOT WASH BOX ❏

Hot water available for bathing

### HOT & COLD DRINKS

+ food and snack vending machines

### WEEKEND CAFE

Weekend cafe serving hot meals and drinks etc

### INDOOR VIEWING AREAS

All of our arenas have indoor viewing areas

### LARGE CAR PARK ❏

We have enough spots to allow everyone to park

## LIVERY.

Cheshire Livery Stables is a BHS Livery and BHS Facilities approved yard.

We have a dedicated team of experienced and qualified staff to offer full, part or DIY livery for your horse that is first class.

Our happy liveries enjoy all year round turn out with well maintained fencing and grazing.

No muddy legs in winter as we are on dry sandy well drained land.

We offer on site tuition with our qualified instructors with excellent facilities:

- Secluded outdoor livery exclusive arena
- Large Floodlit indoor arenas with arena mirrors
  - Round lunging pen
  - Floodlit yard, car and box parking
  - Jumping paddock and riding fields
  - All weather farm ride and gallops
    - Hot wash room
    - Off road hacking
- Quality home grown haylage, hay and bedding delivered to your stable.

We are also the base for Bridgewater Riding Club so it's great for those wishing to take part in shows without the need for a box and hacking distance from other competitions.

You can enjoy hacking through the open fields and ancient woodland, popping over our wide variety of cross country fences or ride along our stream and over our water features.

# FACILITY IMAGES



# MAELOR EQUESTRIAN CENTRE, WREXHAM



## CLIENTELE

RIDERS OF ALL AGES

EVENTS

SCHOOLING, SHOWS/COMPETITIONS

## FACILITIES

- 1X ARENA- INC 62 X 24M INDOOR SCHOOL, GRANDSTAND SEATING FOR 125, CAFE
- 1X OUTDOOR ARENA- 50 X 50M
- 19X STABLES
- 21.6 ACRES OF LAND



# WEBSITE EXTRACTS

A well-equipped & thriving Equestrian Competition Centre nr. Gresford, Wrexham with approx. 21.6 acres.

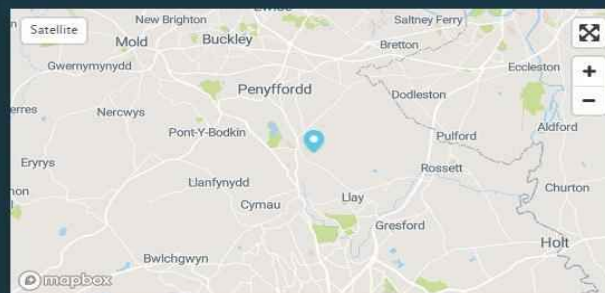
## Summary

- Main Arena inc: Indoor School (62m x 24m, Gel Track surface), 120 seat Grandstand, WC and Shower facilities, Judges Box
- Staff canteen / Café viewing areas, former Tack Shop / Store Room, front & side access.
- 19 American Barn style block built Stables, hot water Wash Box.
- Timber Stable Block in need of refurb or conversion appeal (sub to PP).
- 50m x 50m floodlit outdoor Arena, silica sand and fibre. Large hardstanding lorry and car park areas.
- Planning submitted for 4 Bed detached house on site (Ref: 054986).
- Access to miles of outriding direct from the property.
- In all about 21.6 acres.

21.60 Acres

- Manege
- Stabling
- Paddock / Land
- Tack Room
- Barn
- Outbuildings
- Horsebox Parking

## Location Map



## Plans



## Accommodation

Main Building (31m x 62m) of steel portal frame construction, clear span, pitched roof with translucent roof lights, front and rear double sliding access doors, housing:

- Indoor Arena (60m x 24m) with a "Parkway's Gel Track" dust free surface, full lighting system.
- Grandstand with seating for 125.
- Judge's Box with PA sound system & electronic timing equipment.
- Mens & Ladies Toilets and Showers.
- Store Room / Former Tack Shop.
- Staff Canteen / Café with viewing area.

Outdoor Arena (50m x 50m) with a silica sand and rubber surface, floodlights & post and rail perimeter fencing.

American Barn style Stable Block, adjoining the Main Arena, a total of 19 block built stables, 6 of which are within a lean to adjoining the internal stables, includes hot water wash area & tack room.

Timber Stable Range – a total of 19 boxes that are currently only used for storage and are in need of refurbishment or demolition. They form the U-shaped perimeter of a large concrete yard area and would have scope for a range of alternative uses subject to planning permissions.

## Lorry / Car Parks

The drive is shared access with one other property & leads to large hardstanding parking areas that provide excellent parking and circulation on those busy competition days.

## Land

In all about 21.6 acres; there are a range of rolling grass post and rail fenced paddocks. It should be noted that there is a secured right of way from the paddocks on to the local bridleway network providing direct access to miles of outriding without going on to any roads.

Planning Application (reference no. 054986)

The vendors have submitted a planning application for a detached 4 bedroom "Worker's Dwelling" to Flintshire Council. The site plans are available and remain live at the time of printing. The vendors have been asked to provide further supporting evidence.

## Services

- Mains electricity & water.
- Private Drainage via septic tank.
- Local Authority  
Flintshire Council

## Directions (LL12 9SD)

From Junction 7 A483

Leave A483 at Junction 7. Take the first left exit and continue up the hill and follow the road for 1 mile. When reaching a set of traffic lights (Crown Pub) Turn right and follow the road for 1.5 miles where the entrance driveway to the property will be on the right.

Viewing: Strictly by appointment with the sole agents Jackson Property on 01743 709249.



# FACILITY IMAGES



# ASHTON HALL EQUESTRIAN CENTRE, SALE



**CLIENTELE**

RIDERS OF ALL AGES (GENERALLY KIDS)

**EVENTS**

SCHOOLING, HACKING, PONY DAYS, LIVERY

**FACILITIES**

- 2X OUTDOOR ARENAS
- 1X INDOOR ARENA
- HACKING ALONG RIVER MERSEY AND TRANS-PENINE TRAIL
- VIEWING AREA
- CAFÉ

# WEBSITE EXTRACTS

## Ashton Hall Equestrian Centre

You've thought about it..... so now try it!

Established in 1992, Ashton Hall Equestrian Centre has gained an outstanding reputation as a horse riding centre. We offer a wide range of activities for all ages and riding abilities.

### Photos From Show

[Click Here](#)

### FACILITIES

- Two outdoor arenas with all-weather surfaces and lighting
- Indoor arena
- Full set of BSJA approved show jumps
- Access to safe hacking along the River Mersey and the Trans-Penine Trail
- Cafe / viewing area



### HORSES

The facilities are complemented by an excellent range of horses and ponies catering for all levels of experience.

Many of the horses are ex-competition horses, having proven themselves on the show jumping circuit, some at international level.

All are well schooled and experienced in the riding school.



### LIVERY

Ashton Hall offers both Full Livery and DIY Livery services. Both include use of outdoor / indoor arenas and turn out facilities.

Full livery service includes feed, hay, bedding, mucking out, turnout and rugging.

DIY livery is for stable rent only. Hay and shavings must be purchased from the centre. Turnout and feeding of the horse can be arranged with the centre.

Discount is available on lessons for livery customers.



### RIDING SCHOOL LOANS

Riding School horses and ponies are also available for loan.

This is a great way to build up knowledge and experience before buying your own horse.

Loans are available on a weekly basis (holiday loans) or an ongoing basis.



# FACILITY IMAGES



# LODGE FARM EQUESTRIAN CENTRE, STOKE-ON-TRENT



## CLIENTELE

RIDERS OF ALL AGES, COMPETITORS, CAVERSWALL AND DISTRICT RIDING CLUB MEMBERS, PONY CLUB MEMBERS

## EVENTS

SCHOOLING, DRESSAGE, UNAFFILIATED DRESSAGE, SHOW JUMPING, SHOWING, PONY CLUB, AFFILIATED CLUB EVENTS, CLINICS AND LECTURES, ARENA EVENTING, , DOG TRAINING, CHARITY SHOWS, KID'S PARTIES

## FACILITIES

- 1X INDOOR ARENA (SCHOOLING, FLATWORK AND JUMP TRIANING, VIEWING GALLERY, CLINCS AND LECTURES, ARENA CAFÉ, KID'S PARTIES
- 1X OUTDOOR ARENA- 45 X 65M (SCHOOLING, UNAFFILIATED DRESSAGE, UNAFFILIATED SHOW JUMPING, ARENA EVENTING, COMPETITIONS



# WEBSITE EXTRACTS

**The Arena Cafe may also be booked for Talks, Discussions & Meetings etc.**

The cafe provides hot & cold drinks and refreshments including cooked breakfasts, fresh, home made soups, locally produced bacon & sausages, and fantastic home made cakes



**The new 45m x 65m Outdoor Arena was completed in the spring of 2012**

We can now offer a range of different events including Clear Round Show Jump Schooling, Combined Training, Unaffiliated Dressage Competitions, Showing Shows, Unaffiliated Show Jumping Competitions and Arena Eventing.

**Lodge Farm will be holding unaffiliated Showjumping, Dressage, and Showing Competitions for the 2019/20 season.** Points shows will start in March of the current season with shows held monthly through to the championship show in September . The dates for each event are available on our upcoming events section .



We also hold regular Evening Talks & Lectures on a variety of subjects, see the Up-coming Events Pages for details.

We also regularly provide Training Sessions with Experienced and Qualified Coaches in a variety of Equestrian Disciplines. These are aimed at all levels of Rider & Horse.

## Arena Hire

All the facilities are available for hire.

The Indoor Arena is available for £25 per hour for one horse and £5 per hour for each additional horse.

The Outdoor Arena is 45m x 65m.

Arena is available to hire for £25 per hour per horse plus £5 per hour for each additional horse. This arena comes with a full course of BSJA Standard Show Jumps.

Working Hunter fences or dressage boards (20m x 40m), Can be hired by special arrangement at an additional Cost £5 per hour. The whole 65m x 45m arena can be hired by special arrangement.

A 60m x 20m fully boarded dressage arena can be arranged by special request at an additional cost.

We also have a selection of fixed and portable x-country fences (including Water Splash & a Jump Out/In), which can be hired by special arrangement.



The facilities are also available for Riding Clubs & Pony Clubs etc, either for training or competition. Please contact Lodge Farm to discuss your requirements.

To enquire or book please get in touch.

**Lodge Farm Saddlery** is open 7 days a week. We are offering an extensive range of products, from the recreational rider to professional trainers, Lodge Farm Saddlery can cater for all your equine needs. We also offering large collection of second hand items. Why don't come and have a look.

# FACILITY IMAGES

