

SUPPORT STATEMENT

PRIVATE MENAGE / TRAINING AREA AT ROWLEY PARK FARM

Planning Reference: 21/04125/FUL

on land

at

ROWLEY PARK FARM

WORFIELD, BRIDGNORTH, SHROPSHIRE WV15 5NT

On behalf of

J H CHESTER LTD

Reference: SS/AB/jm/CO37

September 2021

By Mr Alasdair Barne MRICS

madeleys
chartered surveyors

**64 High Street
Much Wenlock
Shropshire
TF13 6AE**

Tel: 01952 727 007

www.madeleys.co.uk

INDEX

- 1. INTRODUCTION**
- 2. SITE LOCATION**
- 3. EXISTING FARMING BUSINESS**
- 4. PROPOSED DEVELOPMENT**
 - 4.2 Use**
 - 4.3 Development and scale**
 - 4.4 Layout**
 - 4.5 Appearance**
 - 4.6 Access**
- 5. CONCLUSION**

1. INTRODUCTION

- 1.1 Madeleys Chartered Surveyors have been instructed by Mr J H Chester of J H Chester Ltd of Rowley Park Farm, Worfield, Bridgnorth, Shropshire WV15 5NT to prepare a Full Retrospective Planning Application for the erection of a private menage / training area located on his holding near Bridgnorth.
- 1.2 This report provides further / additional background information which is in line with the original submitted Planning Support Statement information with regard to the retrospective application and justification for the menage / training area at this site.
- 1.3 Reference should also be made to the issued scale Block Plan (1:500) and the scale Location Plan (1:1250) that accompany this report.
- 1.4 This Support Statement has been prepared by Mr Alasdair Barne MRICS which is in response to a letter issued by Shropshire Councils Planning Validation Team dated the 7th September 2021.

2. SITE LOCATION AND DESCRIPTION

- 2.1 The proposed site for the private menage / training area is located at the main farmstead owned and operated by J H Chester Ltd.
- 2.2 The site is located approximately 4.20 miles to the north east of Bridgnorth and approximately 1.80 miles to the north east of the village Worfield. Please see the attached location plan.
- 2.3 The site is accessed via a well maintain drive leading onto a minor country road located less than 225.00 meters from the main adopted Highway offering access to both Bridgnorth in the south and Telford to the west.

3. EXISTING FARMING BUSINESS

- 3.1 J H Chester Ltd is an established mixed farming business which has been in operation for a number of generations. The farm now totals approximately 222.0000 hectares (548.0000 acres) of land situated within this area of Shropshire.
- 3.2 The business is predominantly made up of owned land, the bulk of which is situated around the main farmyard at Rowley Park Farm.
- 3.3 J H Chester Ltd operate a mixed farming system with a significant acreage of arable crops and livestock enterprise.

4. PROPOSED DEVELOPMENT

- 4.1.1 The site is currently used as a private menage / training area at Rowley Park Farm. The size of the menage area is approximately 20.00 m x 38.00 m. The menage has a soft sand textile finish, with a wooden post & rail fence, wooden gate along with a wooden kick board surrounding the area.

- 4.1.2 The menage / training area is located next to a well-established hedge line to the south & east and a private residence to the south which is owned by J H Chester Ltd. To the north and west of the area are permanent grassland fields which are in agricultural use and the main yard area.

5. THE DEVELOPMENT AND CONSTRUCTION OF THE PRIVATE MENAGE

5.1 Use

- 5.1.1 This retrospective application is for the construction of a private menage / training area located on the holding and in an area that was previously used as farm / agricultural machine storage area.

- 5.1.2 The menage / training area was constructed in the summer of 2018 and is located next to a well-established hedge line to the east & south and a private residence to the south which is owned by J H Chester Ltd. To the north and west of the area are permanent grassland fields which are in agricultural use.

- 5.1.3 The private menage / training area is located next to a residential property to the south, as shown in the photographic schedule and location plan. The private training area cannot be seen from any public roads or foot paths in the local area.

- 5.1.4 At the time of construction there was or has been no flood lighting or electricity supplied to the private menage / training area and no new access points were created in order to access this area.

5.2 Development and scale

- 5.2.1 The site is currently used as a private menage / horse training area at Rowley Park Farm. The size of the menage area is approximately 20.00 m x 38.00 m. The menage has a soft sand finish / textile mix, with a wooden post & rail fence, wood gate, along with a wooden kick board surrounding the area.

- 5.2.2 The overall footprint of the private menage / horse training area 760.00 sq. m in total. The private menage / horse training area (fence work) does not exceed the height of the existing hedge line or neighbouring property. Therefore, there is minimal visual impact on the surrounding location. The fence work is in keeping with the surrounding fence work on the farm.

- 5.2.3 The private menage / horse training area has a wooden post & rail fence surrounding the site, along with a wooden kick board. The main area of the site has a dark sand finish which is covering a stone base. There has been no excavation work at the site, as the land is already very sand and was used as a machine storage area. No membrane has been installed as the site, as there is suitable natural drainage due to the sandy / light soil conditions.

5.3 Layout

- 5.3.1 The site is currently used as a private menage / horse training area at Rowley Park Farm. The size of the menage area is approximately 20.00 m x 38.00 m – approximately 760.00

sq. m. The menage has a soft sand textile finish with a wooden post & rail fence, wooden gate, along with a wooden kick board surrounding the area.

5.3.2 The private menage / training area is located next to a residential property to the south and well-established hedge rows to the east and south, as shown in the photographic schedule and location plan. The area cannot be seen from any public roads or foot paths in the local area.

5.3.3 As such, the layout and position of the private menage / training area is in keeping with the surrounding agricultural structures at the yard, fence work and is well shielded from the public highway and local footpaths.

5.4 Appearance

5.4.1 The private menage / training area is located neatly into the south east corner of the main yard area and this location is well shielded by an existing mature hedgerow and private residence so its appearance is not readily apparent from neighbouring highways or local neighbouring properties.

5.4.2 The menage has a soft dark sand / textile finish with a wooden post & rail fence, along with a wooden kick board surrounding the area. As such, we do not envisage that this menage will have a negative impact on the local surrounding area.

5.5 Access

5.5.1 This site is already accessed by an existing hard-core / concrete track & yard area which serves the main farm yard site and buildings. The access track has been in place for a number of years.

5.5.2 The private menage / training area is accessed via an existing gate from the main yard area. This gate has been in this location for many years and is one the main access points to this location on the farm and agricultural fields.

5.6 Landscape and Ecology

5.6.1 It is not anticipated that this development has had an adverse impact on the land or surrounding habitats. The surrounding land has remained as permanent grass and will continue to do so. There are no ponds, ditches or lakes located close to the site.

5.6.2 Prior to the private menage / training area been constructed, the area of land was used as a machine storage site and was not used for any grazing. The soils in this particular location of the farm are very sandy / light and were not suited for growing any high yielding crops.

5.6.3 There is no requirement for any further landscaping the site is located next to a well-established hedge line to the east & south and a private residence to the south which is owned by J H Chester Ltd. To the north and west of the area are permanent grassland fields which are in agricultural use. The area in question cannot be seen from any public roads or foot paths in the local area.

5.7 Drainage and Flood Area

5.7.1 There are no foul drainage or flood implications associated with this application.

6. CONCLUSION

- 6.1 This Statement has been prepared to provide further information in support of a retrospective planning application for full planning for the constructed of a private menage / training area required for personal use at Rowley Park Farm as requested by the Shropshire Council Planning Validation Team on the 7th September 2021.
- 6.2 The site is served by an existing access route which also serves the active farm yard and agricultural land. There are no additional highways implications with regard to additional vehicle movements as a result of this development.
- 6.3 The private menage / training area has been constructed using traditional materials of timber fencing and natural sand surfaces. Moreover, the site is shielded from external view by a large mature hedge and it is not overlooked by any public highway or rights of way.
- 6.4 Through its favourable topography, existing shielding through vegetation and location next to existing agricultural buildings and private property this is an ideal location for this private menage / training area.
- 6.5 The site was designed and has been used purely for private use. Currently there are no horses on the farm and therefore the training area has not been used for a number of months.
- 6.6 This application complies with all relevant Planning Policies and as such it is felt that it should be put forward for approval.