



Planning Application Supporting Statement

Installation of an outdoor equestrian riding
arena

Bodfach Hall, Llanfyllin

December 2021



APPLICANT
Mr & Mrs C Acton

ISSUED BY
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PROJECT
Installation of an outdoor equestrian riding arena
Bodfach Hall, Llanfyllin

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Contents

1.	Introduction.....	1
2.	Site and Surroundings	2
3.	The Proposed Development	4
4.	Planning Appraisal.....	5
5.	Conclusion	6

1. Introduction

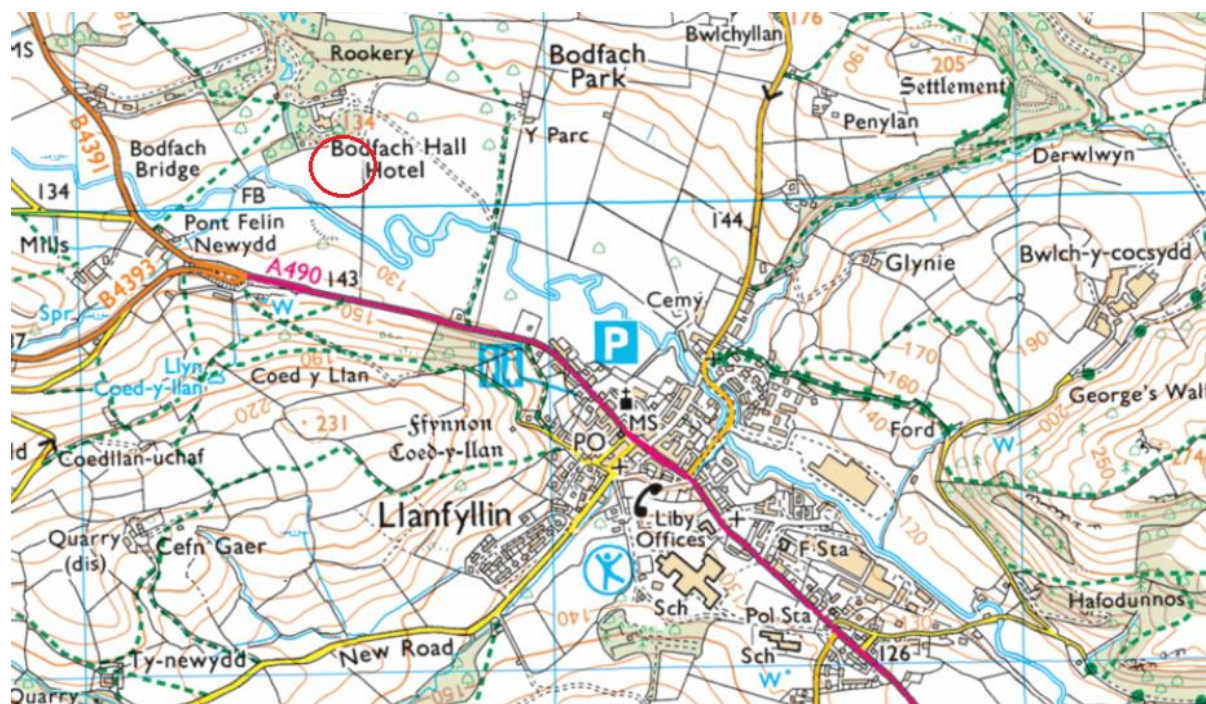
- 1.1 This supporting statement has been prepared and submitted by Berrys on behalf of Mr & Mrs C Acton in support of a planning application for the installation of an outdoor equestrian riding arena at Bodfach Hall, Llanfyllin.

Background to the Development

- 1.2 Mr & Mrs Acton have recently purchased Bodfach Hall and surrounding land and will live at the property as their permanent residence. Mrs Acton is a keen horse rider and owns several horses. The applicants are therefore applying for planning permission for the installation of an all-weather outdoor equestrian riding arena to exercise the horses. The riding arena will be for personal family use only.
- 1.3 The siting of the riding arena has been carefully considered. A flat site out of floodplain is required. The riding arena will sit in the position of a former cricket pitch at Bodfach Hall and so the recreational use will remain.
- 1.4 The land surrounding Bodfach Hall is used once a year to host the Llanfyllin Show. The riding arena will be made available for use by the show.

2. Site and Surroundings

- 2.1 The site is located at Bodfach Hall, approximately 1 kilometre to the north-west of the town of Llanfyllin.
- 2.2 The surrounding area is rural in nature consisting mostly of agricultural fields, occasionally broken up with areas of woodland, agricultural holdings, and residential properties.
- 2.3 The site sits within an intensively grazed pasture field. The site is located in the north-eastern corner of the wider field and sits in the position of a former cricket pitch associated with Bodfach Hall. Mature tree cover to the north screens the site from Bodfach Hall itself.
- 2.4 Bodfach Hall is accessed off the A490. The existing access will be utilised and will remain unchanged.
- 2.5 The site is located just south of the Ancient Woodland surrounding the grade II listed Bodfach Hall. The riding arena is to be located approximately 125 metres south of the Hall but mature intervening tree cover ensures no intervisibility.
- 2.6 No public rights of way run through or close to the site.
- 2.7 A general location plan marking the position of the site can be seen below.



Source: www.bing.com/maps

2.8 The site is located outside of the floodplain as demonstrated by the below image.



Source: maps.cyfoethnaturiolcymru.gov.uk

3. The Proposed Development

The Proposal

- 3.1 The proposal is for the installation of an all-weather outdoor equestrian riding arena.

Design

- 3.2 The riding arena will measure 60 by 40 metres. The surface of the arena comprise of approximately 125mm of deep silica sand with specialist equestrian fibre, over a drainage base of clean limestone over a geotextile membrane.
- 3.3 A 2 metre high wooden post and rail fence will surround the riding arena.
- 3.4 No flood lighting is to be installed.

4. Planning Appraisal

- 4.1 Planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan should be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused unless other material considerations indicate otherwise.
- 4.2 The site is in Powys County Council Local Planning Authority. The Powys Local Development Plan (2011-2026) was adopted by Powys County Council on the 17th of April 2018 and provides the local planning policies and guidance against which the application will be determined.
- 4.3 The most relevant planning policies for consideration are:
- DM2 – The Natural Environment
 - DM4 – Landscape
 - DM5 – Development and Flood Risk

Appraisal

- 4.4 The riding arena is for the personal use of the Acton family at their new residence, Bodfach Hall. The arena has been sited in the position of a former cricket pitch and so this parcel of land has historically been used for recreational purposes.
- 4.5 The proposed development will not negatively impact on the natural environment in line with policy DM2.
- 4.6 The development has been carefully sited in the position of a former cricket pitch, in the corner of a wider agricultural field down to pasture, and benefits from mature tree screening to the north – this mature tree cover separates the arena from the grade II listed Bodfach Hall and there will be no intervisibility between the Hall and the arena. A 2 metre post and rail fence will surround the arena, a feature that is common in a countryside setting. The development will not adversely impact on the landscape and so accords with policy DM4.
- 4.7 The proposed riding arena is located outside of the floodplain in line with policy DM5.

5. Conclusion

- 5.1 Mr & Mrs Acton have recently purchased Bodfach Hall and surrounding land and will live at the property as their permanent residence. Mrs Acton is a keen horse rider and owns several horses. The applicants are therefore applying for planning permission for the installation of an all-weather outdoor equestrian riding arena to exercise the horses. The riding arena will be for personal family use only.
- 5.2 The siting of the riding arena has been carefully considered. A flat site out of floodplain is required. The riding arena will sit in the position of a former cricket pitch at Bodfach Hall and so the recreational use will remain.
- 5.3 The proposal has been demonstrated to be in accordance with the relevant planning policies of the development plan. As such it is respectfully requested this planning application is approved without delay.