
Justification Statement

**Corner House Farm
Edgerley
Oswestry
Shropshire
SY10 8EP**

Erection of private use equestrian and storage
building and all associated works

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The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a dark blue square with a white border. Inside the square, the text "Roger Parry" is written in a large, yellow, sans-serif font, and "& Partners" is written in a smaller, white, sans-serif font below it. A yellow diagonal shape is visible in the bottom right corner of the square.

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1.0 The Proposal

The proposal is a development that will provide a modern private use equestrian and storage building on land at Corner House Farm, Edgerley.

The client would like to erect a modern equestrian and storage building to house their horses and store machinery to maintain the land. The clients horses are kept indoors during the winter months for health benefits. The existing buildings on the site are not suitable for the purposes required by the applicant.

During the winter it is essential the equestrian facilities are under one roof, this will ensure they are protected from the elements along with ensuring enough feed for a minimum of 1 month is stored within the building over the winter period. Corner House Farm sits on the edge of the flood zone from the River Severn, which runs nearby meaning if significant amounts of rain falls within the winter months, the site can become victim of being inaccessible for a significant amounts of time.

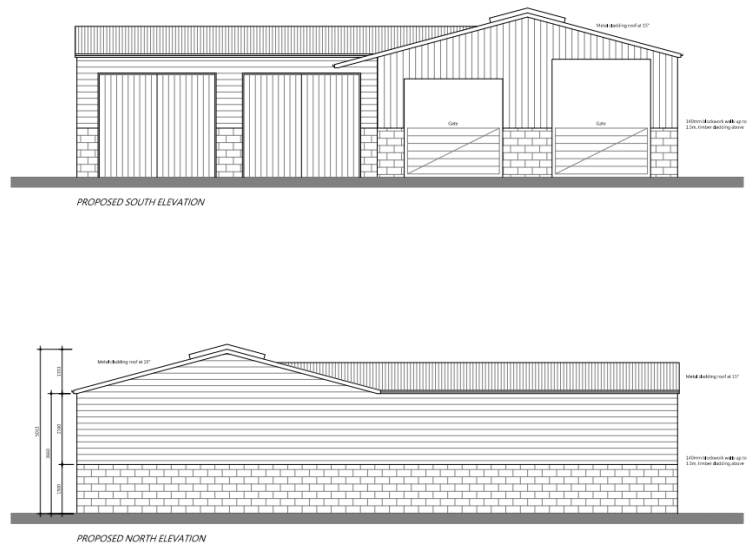
The application site sits to the south-east of the dwelling and is screened by existing hedgerows and small holding buildings.

The proposed building is a single storey structure of 'L' shape plan layout measuring 236.98m². The materials to be used are concrete blocks and slate grey fibre cement box profile sheeting.

The proposed building will be located in a developed area with similar buildings sitting to the south and surrounding area therefore is compatible with the surrounding area.

The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

The use of the proposed building is to provide stables along with a tack room, feed storage area, tie up areas, tractor and equipment store. There are no other suitable or empty buildings on the proposed site. The building will be privately used by the applicants and owners of Corner House Farm.



2.0 Assessment of the proposal

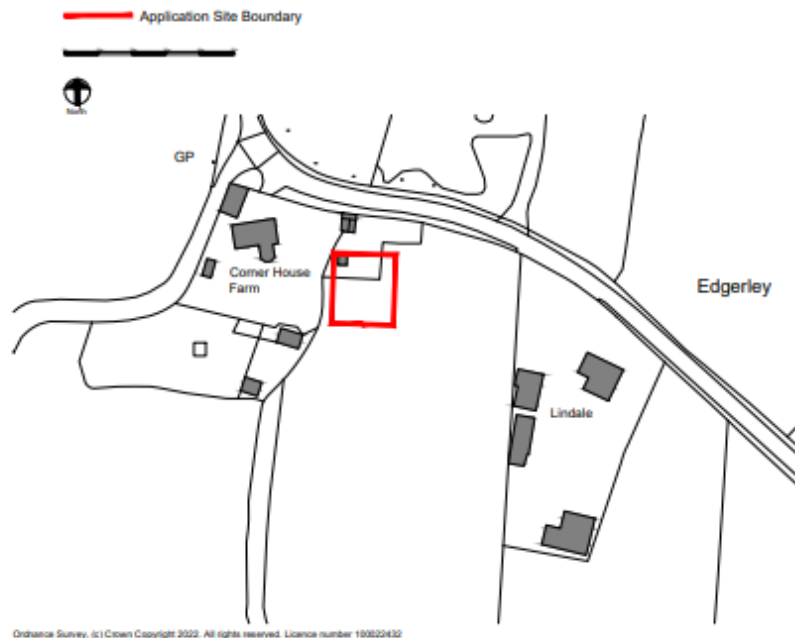
2.1 The Site



Corner House Farm sits to the south east of Edgerley and is surrounded by agricultural land and nearby similar buildings.

The proposed location for the equestrian and storage building is screened by existing hedgerow and sits to the south-east of the existing small-holding. The proposed equestrian and storage building is lower in height than that of the existing surrounding buildings, this will ensure the proposal will not have any adverse affect on the site or surrounding area.

The proposed building will house all essential equestrian facilities including stables, tack room, feed storage area, tie up areas, tractor and equipment store which will be used to maintain the surrounding land. This application will ensure there is internal lighting within the proposed building and eliminate the need for external flood lighting.



2.2 Ecology

As part of the planning application a Preliminary Ecological Appraisal was commissioned. The proposed building will have no detrimental effect on the wildlife or the surrounding ecology as the area is already a highly intensive agricultural piece of land which is used to access existing buildings. Due to the intensive agricultural use of the land, the ecological and biodiversity benefit of this ground would be minimal.

The proposals will impact a relatively small area of improved grassland and raised beds. No priority or protected habitats will be effected and the overall ecological impact will be negligible.

The survey revealed no signs of use by badger on or adjacent to the site. The habitats present may provide suitable foraging areas but overall value to badgers is low. The proposals will have no impact upon this species.

The proposals will have no impact upon habitats features of value to bat species and therefore no impact upon bats. All artificial lighting will be designed with nocturnal wildlife in mind.

The further clearance of vegetation from the site to facilitate development work has the potential to disturb breeding birds if they begin to nest on the site. Precautionary measures will be adopted to avoid all disturbance. Any necessary vegetation removal will be carried out between September and February in a given year.

A single pond lies 50m from the site and provides 'poor' suitability as a breeding site for GCN. There are no records of GCN within 1km of the development area and the habitats on site to be lost provide sub-optimal terrestrial opportunities for this species. The proposals will have no impact upon GCN.

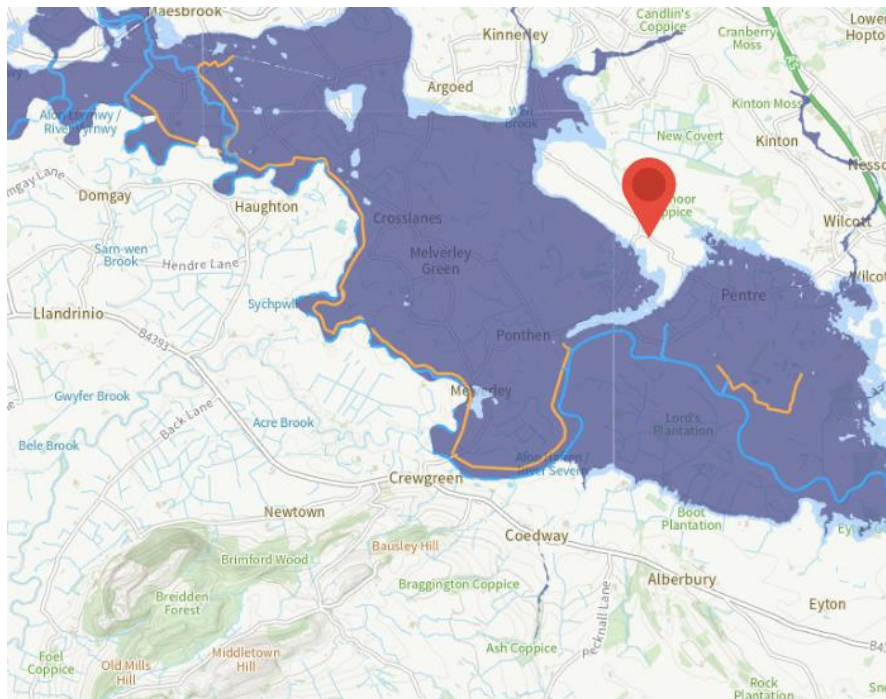
In order to provide opportunities for a variety of wildlife, it is recommended that a nest box scheme is adopted as follows: Two Woodcrete general purpose bat boxes and two Woodcrete cavity nesting bird boxes.

2.3 Highways

The proposal will have no impact on the highways as the site will be accessed by an existing access and used by the applicants. There will be no increased traffic to the site if the proposal is granted.

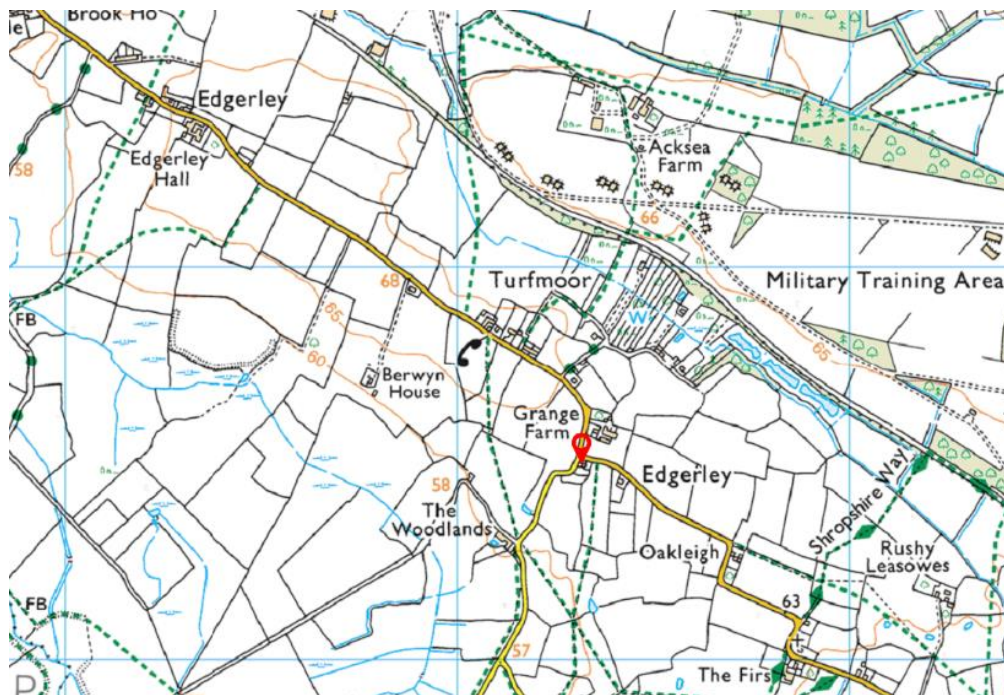
2.4 Flooding

The site is located outside of any flooding identified on England's Environment Agency's flood risk assessment area.



2.5 Footpath

The proposed erection will not affect any public rights of way on site, the public right of way runs alongside the proposed equestrian building. The clients will ensure the footpath is not blocked at any time.



2.6 Cultural Heritage Assessment

A Heritage Impact Assessment is not required as the closest listed building to Corner House Farm is over 600m away. This proposal shall not affect the existing buildings surrounding.

3.0 Policy Context

This application site is within the countryside where for planning purposes any development must accord with the Core Strategy policy CS1, CS5, CS13 and SAMDev policy MD2. These policies strictly control new development in rural areas seeking to ensure the countryside vitality and character is maintained and enhanced. New development is only normally permitted where it improves sustainability of rural communities by bringing economic and community benefits.

3.1 At the heart of the NPPF is a presumption in favour of sustainable development, which for decision-taking (paragraph 11) means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- 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 the 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 the Framework taken as a whole.

3.2 Paragraph 8 of the NPPF states that in achieving sustainable development the planning system has three overarching objectives, as detailed below:

- **An Economic Objective**

The NPPF details that to help build a strong, responsive and competitive economy, sufficient land of the right type must be available in the right places and at the right time to support growth, innovation and improved productivity. In this regard, Chapter 6 (Building a strong and competitive economy) highlights that “planning policies and decisions should help to 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” (paragraph 80).

With particular regard to the rural economy, the NPPF details in paragraph 83 that planning decisions should enable:

- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; and
- the development and diversification of agricultural and other land-based rural businesses.

- **A Social Objective**

Paragraph 8 of the NPPF identifies that development’s social role is to support strong, vibrant and healthy communities. In this regard, it is evident that planning policies and decisions should enable the development, expansion and growth of businesses, and therefore the provision and safeguarding of jobs given the important role that employment plays in supporting strong, vibrant and healthy communities by, for example, increasing income and expenditure in local communities and its positive impact on mental health.

- **An Environmental Objective**

Development’s environmental role is to contribute to protecting and enhancing the natural, built and historic environment and, as part of this, making effective use of land, helping to improve biodiversity, using natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

In this regard, Chapter 11 (Making effective use of land) details, in paragraph 117, that planning decisions should promote an effective use of land in meeting the need for homes and other uses. Whilst Paragraph 118 states that planning decisions should:

- encourage multiple benefits from both urban and rural land, including through mixed use schemes; and
- promote and support the development of under-utilised land and buildings.

Local Planning Policy

- Policy CS1: Strategic Approach

This Policy identifies that in Shropshire's rural area development and investment outside of identified community hubs and community clusters will primarily be for economic diversification and to meet the needs of the local communities for affordable housing.

- Policy CS5: Countryside and Green Belt The policy seeks to strictly control development in the countryside and Green Belt. Nonetheless it recognises that development proposals which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, including where they relate to small-scale new economic development diversifying the rural economy, including farm diversification schemes.

- Policy CS13: Economic Development, Enterprise and Employment Recognises the importance of farming and the need to support rural enterprise and diversification of the economy.

The proposal related to the erection of a modern equestrian and storage building, is to be used as a tack room, feed storage, tie up area and tractor and equipment storage. The erection on the shed would be within the boundary of Corner House Farm, copying features from existing buildings located within the small holding and nearby. The materials to be used are concrete blocks and slate grey fibre cement box profile sheeting. The proposed development is to measure to a maximum of 5.013 metres high to the top of the ridge, coordinating with the existing buildings around the site of application.

- Policies CS6 of the Core Strategy and MD2 of the SAMDev Plan requires all new development to protect and conserve the built environment and be appropriate in scale, density, pattern and design, taking into account the local context and character and should also safeguard residential and local amenity

4.0 Conclusion

The proposed building would be a modern equestrian and storage building to house stables, a tack room, feed storage, tie up areas and tractor and equipment storage.

The proposed building is of an agricultural nature in appearance, single storey and would sit close to existing buildings to the south-east and close to existing vegetation in the form of hedging and mature trees. It is considered that any visual impact would be relatively minor in this context as seen from both the main road and wider landscape.

There will be no impact on the site's ecology, footpaths, highways, heritage or flood risk.

The development would be fully reversible and have no long-term impact on the small holding range.

It is considered the proposal is compliant with national and local planning policies, we therefore politely request the application be approved.