

**PLANNING STATEMENT TO ACCOMPANY AN APPLICATION TO CREATE A
LUNGE ARENA AT
UNIT 1, PLOT 1, SLEIGHT FARM, LULLINGTON LANE,
WOOLVERTON BA2 7QU
(NOW KNOWN AS PEPPERDRUM STABLES)**

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1. Introduction

- 1.1 The applicants are James Purchase and Abbie Watson.
- 1.2 This application is to create a lunge arena at Sleight Farm.
- 1.3 Planning approval for the applicants' temporary dwelling on the site was renewed for three years on 12th November 2021, reference 2021/2006/FUL.

2. Background

- 2.1 Pepperdrum Stables was purchased by the applicants in 2021 for the outstanding potential offered to create a viable equestrian business to include the training, breeding and livery of horses.
- 2.2 The Applicants have invested substantial amounts in updating, repairing and supplementing the inherited facilities to provide a high quality yard for their horses and customers' horses. This has resulted in a swift increase in activity in the yard, with many new clients for training and livery.
- 2.3 The applicants have undertaken a complete renovation of the yard. The inherited facilities were of a poor standard and badly maintained.

A brand new hot water wash bay, a solarium and tie up area, secure tack and rug room have been installed. Six of the existing poor quality stables have been replaced with top of the range facilities. The 15 remaining stables have been improved, removing the internal concrete walls and replacing them with safer dividing partitions, rubber floor matting, new stable doors and automatic water drinkers. The outdoor menage has a brand new surface, replacing the unsuitable old one with the best sand and fibre surface available, with new fencing and a brand new set of grand prix show jumps. All of the barn roofing materials will be replaced and the lighting inside and outside of the barns has been improved and security systems have been installed. All of the grazing fields have been topped to enable new paddocks to be created where the horses can graze. A grass jumping paddock has also been created, to allow the opportunity for the horses to be exercised and gain experience on a grass surface. A 4 metre wide track has been left around outside of the new paddocks which to open up the opportunity to hack the horses around the property and also serves as a grass gallop when the weather allows. Wifi has been installed throughout the yard and all of the outside of the buildings have been tidied up,

3. Description of the proposals

- 3.1 The proposed development is for a new lunge arena in an existing paddock within the curtilage of Pepperdrum Stables.

- 3.2 The arena will have a diameter of 20m, with a level surface finished with a permeable loose lay material and enclosed in a timber post and rail fence.
- 3.3 The site is level and so no ground modelling will be required to form the arena.
- 3.4 The main purpose for the arena is to provide a secondary exercise space for yard, which will preserve the existing arena surface (as lunging on that will ruin it) and also provide a safe space for not only lunging but for breaking and producing young horses. Sitting on young horses for the first time in a smaller space is much safer for both rider and horse. Once built, the applicants can take on breaking liveries, adding another dimension to the business.

4. Business Statement

- 4.1 Pepperdrum Stables is an exciting equestrian business created at the yard by the applicants. The yard focuses on the care of clients' horses on full competition livery.
- 4.2 The yard is now full with 12 horses on site, plus 1 in foal so the number will increase to 13 in summer 2023.
- 4.3 The applicant's teaching and training schedules are very busy. Abbie Watson is riding between 4 - 6 horses a day (a mixture of her own and clients') and also teaching around 10 - 12 lessons a week. The demand for teaching and training at the yard has built up and there is now a waiting list for additional clients.
- 4.4 The applicants are reluctant to take on more work until they have further staff in place to provide the high level of service to both existing and new clients. Consequently, they are looking to appoint an assistant groom who can live at the yard.
- 4.5 Abbie is competing in more competitions some of which require considerable travel and possible overnight stays away from the yard.
- 4.6 A live in groom would not only be able to assist on the day to day running of the yard but also undertake some training, teaching and schooling.
- 4.7 A live in groom will enable the applicants to take days off to rest and participate in more competitions, and so provide the essential safety and security of the animals at the yard at all times.
- 4.8 The applicants' long term goal is to establish Pepperdrum Stables as one of the best equestrian training yards in the area. They are passionate about horses and aim to create a professional yet friendly equestrian yard where riders of all abilities, ages and genders can base themselves and enjoy all of the benefits that horses can offer. They pride themselves on the high level of care that they give to all of the horses in their care, giving their clients peace of mind that their horses have everything they require whilst in their care, with experienced and caring owners living on site.