

Planning Statement

Erection of riding manège and stables with associated muck bunker, new track and hardstanding.

Waterford House, Vicarage Lane, Waterford, SG14 2PZ

February 2024



Prepared by: Alison Young Planning Associates Ltd
Email: alison@ayplanning.co.uk | Tel: 01920 449015



1.0 Introduction

- 1.1 This Planning Statement has been prepared in support of an application for planning permission to erect a new manège and stables, with associated muck bunker, access track and hard standing, in an existing paddock to the rear (east) of Waterford House, as shown on the submitted Site Plan.
- 1.2 The submission has been prepared to meet both national and local validation requirements and, in addition to this Statement, is supported by the following plans and documents: -

Location Plan	1443 01
Proposed Site Plan	1443 03B
Manège Details	1443 04A
Muck Bunker Details	1443 05
Barn Floor and Roof Plans	1443 06
Barn Elevations	1443 07
Flood Risk Assessment	
Preliminary Ecological Assessment	
BNG report & metric	
Biodiversity Questionnaire	

2.0 Site context

- 2.1 The application site lies on the northern side of Vicarage Lane, just east of its junction with High Road, the A119. It comprises land to the north east of, and within the ownership of, Waterford House - a Grade II listed dwelling dating from the early C19th that sits close to the boundary with Vicarage Lane.
- 2.2 Waterford House itself sits in large, landscaped private gardens immediately to the north and east of the property, with detached outbuildings on its northern side and a circular entrance drive to the front (west).
- 2.3 Beyond the formal gardens, to the north and north east, lies an extensive area of grassland that is currently used for grazing the applicants own horses, and the application site forms the eastern part of that area. It is accessed via an informal track that leads from the north west corner of Mill Cottage, through the paddocks parallel to the western boundary of the land owned by the applicants, and across an existing bridge over a tributary watercourse between the two paddocks. The bridge was built pursuant to planning permission 3/19/1334/FUL to enable the applicants horses to have access to both fields.
- 2.4 The application site itself is roughly rectangular in shape, with the River Beane demarking the northern boundary and the rear gardens of residential properties in Vicarage Lane and Barley Croft marking the south and eastern boundaries. The western boundary is delineated by the watercourse, dense riparian vegetation and mature trees, as described in the accompanying Preliminary Ecological Assessment.
- 2.5 Additional tree and hedge planting is also found on the southern and eastern boundaries of the site, whilst the northern boundary with the river is more open.

2.6 In terms of planning policy, the site is located within the Green Belt, and it is in Flood Zone 3.

3.0 Proposal

3.1 The current proposal seeks planning permission for the erection of a new stable building towards the north east corner of the site with a new access track leading from the existing bridge over the tributary watercourse and an area of permeable hard surfacing to accommodate access, turning and parking space for the applicant's horse box. A new riding arena/manège is also proposed on the southern part of the site as shown on the Site Plan drawing: 03 Rev B.

3.2 The new stable block would measure 18.3m x 10.1m and would accommodate up to 4 horses with associated hay storage, feed and tack rooms and machine store. It would have a maximum height of 3.7m to the ridge and would be finished externally in timber shiplap cladding beneath black onduline roofing.

3.3 The riding arena would be 60m x 35m and constructed with a permeable, carboniferous aggregate base (200mm deep), with a top riding surface of sand and fibre that is a pale sandy colour.

3.4 The arena would be enclosed with traditional, 1.5m high, timber paddock fencing and there are no proposed changes to land levels across the site. New tree and shrub planting is, however, proposed as contained within the accompanying Biodiversity Net Gain Report.

3.5 No floodlighting is proposed to the manège, and it will be used for private purposes only.

4.0 Planning Policy Context

4.1 The Development Plan for the District of East Hertfordshire comprises the Hertfordshire County Council's Minerals Local Plan 2007, Waste Core Strategy and Development Management Policies DPD 2012; Waste Site Allocations Document 2014; the adopted East Herts District Plan 2018 and various adopted Neighbourhood Plans. The application site does not, however, fall within a designated Neighbourhood Plan area.

4.2 National Planning Policy is set out in the National Planning Policy Framework (NPPF) 2023 and the National Planning Practice Guidance (NPPG).

District Plan 2018

4.3 Policy GBR1 of the Plan states that applications within the Green Belt will be determined in accordance with the relevant policies of the NPPF and those are set out below.

4.4 Policy CFLR6 I of the District Plan states that equine development for small-scale equine development (will be permitted provided that:

- (a) The proposal is sited or landscaped to minimise visual intrusion;
- (b) Where new buildings are proposed, applicants must demonstrate that existing structures cannot be re-used;
- (c) The siting, scale and design of the proposal is in keeping with the character of the area, with adequate pasture to support horses. Particular regard will be had to the cumulative effect of proposals on local landscape or biodiversity interests;
- (d) The amenity of nearby residential properties is not adversely affected, for example, in relation to floodlighting, noise and disturbance;
- (e) The proposal would not (by itself or cumulatively) have a significant adverse

- impact in terms of traffic generation;
- (f) The proposal does not result in harm to the ecological network, including partial or complete loss or degradation of Local Wildlife Sites or priority habitats;
- (g) The proposal does not conflict with other policies within the Plan.

4.5 Policy CFLR 6 II also states that “Where *commercial* development is proposed in the Green Belt, the requirement to demonstrate ‘very special circumstances’ in accordance with the NPPF will apply.” That element of the policy does not apply in this case as this is not a commercial development.

4.6 Policy CFLR9 says that all development should be designed to maximise the impact it can make to promoting healthy communities. In particular providing necessary infrastructure to encourage physical exercise and health including, among others, sport and recreation facilities.

4.7 Policy DES4 states that all development proposals must be of a high standard of design and layout to reflect and promote local distinctiveness. The policy goes on to set out the various assessment criteria that will be considered within any planning application.

National Planning Policy (NPPF)

4.8 The National Planning Policy Framework (NPPF) December 2023 is a material planning consideration and, in addition to the general presumption in favour of sustainable development contained within the NPPF, of particular relevance for this application are: -

Section 8: Promoting healthy and safe communities.

Section 12: Achieving well-designed and beautiful places.

Section 13: Protecting Green Belt land.

Section 14: Meeting the challenge of climate change, flooding etc.

Section 15: Conserving and enhancing the natural environment.

Section 16: Conserving and enhancing the historic environment.

4.9 Paragraph 96 of the Framework highlights that planning policies and decisions “...*should aim to achieve healthy, inclusive and safe places and beautiful buildings*” and “...*enable and support healthy lifestyles*”.

4.10 Para 154 of the NPPF set out the forms of development that are not considered to constitute ‘inappropriate development’ in the Green Belt and these include, *inter alia*:

“the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation etc.....as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land in it.”

4.11 Paragraph 173 of the Framework states that local planning authorities should ensure that development do not increase flood risk on the site or elsewhere. Where appropriate, applications should be accompanied by a site specific flood risk assessment. Paragraph 174 states that applications for some minor development and changes of use should not be subject to the sequential or exception tests.

4.12 Paragraph 180 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by, *inter alia*:

protecting valued landscaped and sites of biodiversity interest
recognising the intrinsic character and beauty of the countryside
minimising impacts on and providing net gains for biodiversity, and
preventing new and existing development from contributing to, being put at
unacceptable risk from, or being adversely affected by, unacceptable levels of
soil, air, water or noise pollution or land instability.

- 4.13 Paragraph 201 states that local planning authorities should assess the impact of proposals on the setting of listed buildings “*to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal*”.
- 4.14 The current proposal is assessed against the policies of the District Plan and the NPPF in section 5.0 below.

5.0 Planning Assessment

- 5.1 The application site comprises a large area of rough grassland and it is the applicants’ intention to use this, and the adjoining field, for grazing their daughter’s horses (some of which are currently kept off-site). Their daughter is a show jumper and has competed at the highest level in showjumping. She has also represented England in several events and has been Junior National Champion. Attached, as Appendix I to this Statement, is a letter from *British Showjumping* explaining the need for the applicants’ daughter to train consistently at home and to have a minimum of four horses so that she can manage and plan the competition season without overworking individual horses and impacting on their welfare. The letter also explains the distances that she has to travel currently in order to train successfully at the moment.
- 5.2 In order to protect the welfare of their horses, the applicants typically keep between 3 and 5 at any time so that they can be trained and exercised without overworking them. This does mean that a stable block large enough to accommodate a minimum of 4 horses is an essential requirement, together with associated feed, tack and storage space. The size of the manège is also the minimum size that is appropriate for showjumping training.
- 5.3 The distance that has to be travelled to accommodate the horses and their training at present is not sustainable, and the proposed development will enable the applicants’ daughter to keep her horses on site with close supervision. She will also be able to train and exercise them on a suitable, well drained surface without travelling long distances by car.
- 5.4 There would be a total of 0.85Ha of grazing remaining on the two fields combined and given the very specific needs of competition showjumping horses, this is more than is necessary to accommodate 3-5 competition horses. That is because showjumping horses are predominantly kept stabled, to avoid the risk of injury whilst outside (which could mean that they were unable to compete). They are turned out only occasionally, typically for 1-2 hours a day, and therefore need less grazing area that is generally the case. They are also supplementary fed with a carefully planned diet.
- 5.5 The generally accepted ‘rule of thumb’ of 0.5 hectares of grazing per horse is not, therefore, applicable to these horses and this is explained in Defra’s *Code of Practice for the welfare of horses, ponies, donkeys and their hybrids* (December 2017).

5.6 Paragraph 1.2 of the Code of Practice states that:

“As a general rule, each horse requires approximately 0.5 – 1.0 hectares (or 1.25 to 2.5 acres) of grazing of a suitable quality if no supplementary feeding is being provided.... A smaller area may be adequate where a horse is principally housed, and grazing areas are used only for occasional turnout.”

Principle of development

5.7 The NPPF is clear, at paragraph 154 (December 2023 version), that appropriate facilities for outdoor sport and recreation are not ‘inappropriate development’ in the Green Belt in principle, where the development preserves the openness of the Green Belt. The current proposals fully accord with that criteria and constitute “appropriate facilities” that are required to support and maintain an outdoor recreational use of the site as explained above.

5.8 This also accords, in principle, with Local Plan policy CFLR6 and neither the stable nor the manège will conflict with any of the purposes of including land within the Green Belt as set out in paragraph 143 of the NPPF.

5.9 As regards preserving openness, it is important to note that the overriding intention of paragraphs 154 and 155 of the NPPF is to allow the provision of such buildings and uses as are listed as exceptions to inappropriate development. Any new building, even of a small size, is likely to result in some degree of reduction in openness (spatially at least). However, in a recent appeal decision in Buckinghamshire (APP/N0410/C/22/3309945 using the paragraph numbering from the earlier NPPF version), the inspector noted that:-

“ it cannot be that the qualifying requirements to preserve openness and for there to be no conflict with Green Belt purposes then acts to exclude all listed exceptions. If that were the case paragraphs 149 and 150 would be otiose. I am reinforced in this view by paragraph 145 which states that local planning authorities should plan positively to enhance the beneficial use of Green Belts such as looking for opportunities to provide access and to provide opportunities for outdoor sport and recreation. Consequently, therefore, I consider that for the purposes of paragraphs 149 and 150 a balanced judgement needs to be made with regard to the openness and purposes of the Green Belt having regard to all of the particular facts and circumstances of each individual case.....

I find there would be no significant spatial or visual reduction of Green Belt openness and no conflict with the Green Belt purpose of safeguarding the countryside from encroachment. The equestrian use with its associated paraphernalia, parking, and movements of people to and from the site, together with the operational development and engineering operations therefore constitute exceptions within paragraphs 149 and 150 of the Framework and are not inappropriate development within the Green Belt.”

5.10 A similar conclusion was also reached in another recent appeal decision in Central Bedfordshire (APP/P0240/W/23/3316421) where the inspector stated that:

“The proposal relates to the provision of stables, with 6 stalls and associated hardstanding, with the adjacent field subdivided with post and rail fencing into separate paddocks. The stables would be within the open countryside, close to existing development and a short distance from the village of Studham. The stables would attract owners to provide daily care to their horses and undertake horse riding. This is considered to fall under the category of outdoor sport and outdoor recreation. It therefore falls to consider whether the proposal would preserve the

openness of the Green Belt and/or conflict with the purposes of including land within it...

Whether any change would cause harm to the openness can depend on factors such as locational context, its spatial or visual implications, as well as scale. In considering the scale of the proposal in its locational context it would be viewed within the same visual context as the adjacent two-storey dwellings. The northern boundary of the appeal site is lined with a woodland area along its length, with the other boundaries largely consisting of mature hedgerows...

The scale of the proposal, and the changes as a result of it, would impact upon the openness of the Green Belt in spatial terms due to the introduction of a relatively wide and long building, forming a significant volume, where no building is currently in place. However, despite this consideration of scale, this alone is not sufficient to support that the development would cause harm to Green Belt openness...

Overall visibility beyond the immediate site is very limited, but the proposed stabling would be visible from Byliss Road, causing some limited implications for the openness of the Green Belt in visual terms. Despite this, given the location of the proposal, I do not find that this would erode or cause harm to the openness of the site or the wider Green Belt.

Consequently, the introduction of a building would have a limited effect upon people's perception of openness from beyond the boundary of the site. Accordingly, the appeal scheme would be an appropriate facility for outdoor sport and outdoor recreation and would preserve the openness of the Green Belt. Therefore, it would not conflict with the purpose of including land within the Green Belt as required by paragraph 149(b) of the Framework and LP policy SP4. As a result of this the proposal would not be inappropriate development within the Green Belt."

- 5.11 In this case, the equestrian facilities proposed at Waterford House are similarly considered to have a limited effect upon the perception of openness due to the discreet siting of the facilities, their limited visibility in the surrounding area, and the existing and proposed landscaping of the site. As such, the proposals constitute appropriate facilities for outdoor sport and recreation in the Green Belt and there is, therefore, no requirement for the applicant to show any 'very special circumstances' for allowing the development.
- 5.12 The proposal therefore constitutes appropriate development within the Green Belt as set out in para 154 b) of the NPPF December 2023, and should be supported in principle.

Impact on Character and appearance

- 5.13 The proposed manège and stables have been sited to minimise their visual impact on the surrounding area and they will not be readily visible from public viewpoints in either Vicarage Lane or Barley Croft due to the limited visibility of the site from those roads (and Public Footpath 002 which follows Vicarage Lane and Barley Croft before continuing north towards Stapleford). The existing houses and the boundary tree and shrub planting that already exists on and adjacent to the site prevent any significant views into the site from these public vantage points. The proposed barn and manège will, in any event, be seen against the background of the two storey houses in those roads and, of course, the train track which is a prominent feature in the surroundings.
- 5.14 The new stable building has a relatively shallow pitch and a maximum height of 3.7m which is below the height of most domestic 'permitted development' outbuildings. This ensures that it assimilates well into the surrounding area where outbuildings of that height are not uncommon. The building will, in any event, be separated from the residential properties in Barley Croft by a rear service road and garaging for those properties. Whilst the building might be glimpsed at a distance of approximately 35m from the rear of those properties (and beyond the garaging, service road and mature

boundary tree and hedge planting), it certainly will not be visually prominent in the area or have any significant impact on the perceived openness of the area.

- 5.15 The building will also have very limited visual impact when seen from other residential gardens to the north and south of the site given that the closest of these is well over 80m away and there is mature soft landscaping on the southern and western boundaries of the site, together with the new tree planting proposed as part of the application and to achieve the required Biodiversity Net Gain. The local planning authority can require a detailed specification for the soft landscaping via a suitably worded planning condition should that be considered necessary.
- 5.16 Where it is visible, the stable block will in any event be seen as a typical rural building that is commonplace within the countryside and its external timber cladding will ensure that it is of an appropriate character and external appearance.
- 5.17 The proposed manège will also be of a typical size and design that is commonly found in the countryside, and which will have no adverse impact on the openness of the Green Belt or the visual quality or character of the surrounding area. It is an open structure enclosed simply by 1.5m high post and rail fencing that may be constructed, in any event, as “permitted development”.
- 5.18 The new informal track and hardstanding area will be constructed using permeable hard surfacing and, again, will not have any detrimental impact on the rural character and appearance of the area. Traffic generation to the site will also continue to be light, as the facilities will only be used on a private basis by the applicants family.
- 5.19 In summary, therefore, the proposed facilities will have a very limited visual impact on the surroundings and on the perception of openness. The development is sited and seen against the background of existing two storey residential development and the siting, scale and design of the proposed buildings and structures are in keeping with the character of the area and will have no adverse impact on local landscape. In these respects, the proposal complies with national planning policy in the NPPF and with policies CFLR6, DES2, DES3 and DES4 of the adopted District Plan.

Heritage Impact – setting of Waterford House

- 5.20 The proposal has carefully considered the setting and significance of the nearby listed building of Waterford House and any potential impact that the proposals would have on that heritage asset.
- 5.21 Waterford House is a Grade II listed building and is described in the list description as: -
- “Large house, now an old person's home. Early C19, altered and extended late C19. Stuccoed brick. Hipped slate roof. 3 bay double depth main block with 2 bay service wing set back slightly to left. 2 storeys. Central entrance with a simple pseudo-Doric glazed porch. Inner 4 fielded panelled door with a traceried semi-circular fanlight, fluted quarter columns to mutuled cornice. Recessed glazing bar sashes, taller on ground floor. Plinth, plat band, cornice. Pilaster strips at ends of main block. Boxed eaves. 1 flat topped dormer inserted to centre. 2 cross axial ridge stacks. To left 2 bays of sashes with plat band on separately roofed service wing. Left end sashes, a half dormer, extruded stack. 2 bay right end as to front. To rear, ground floor glazed verandah addition to left with a later C19 2 bay 1 storey block to centre with bracketed window sills, cornice, 3 first floor sashes, 3 flat topped dormers. Service wing extends further to rear with a half dormer. 1 storey stock brick pantry attached to left with a recessed entrance, 2 light casement. Interior: plaster mouldings, early C19 secondary stair. Formerly known as Waterford House.”*

5.22 The significance of the listed building lies in its architectural and historic interest, and its setting comprises large private gardens to the side and rear of the property with mature landscaped boundaries. The proposed development will not have any adverse impact on these key contributors to the setting of the listed building and will not interrupt any key views of the property. The proposals will, therefore, entirely preserve the significance and setting of Waterford House.

5.23 In conclusion, the proposed development is found to fall outside the remits of paragraph 207 and 208 of the NPPF insofar as no harm would result to the setting of the listed building. There would be preservation for the purposes of the decision maker's duty under Section 66 of the Planning Act 1990 and the proposed development is also found to accord with the requirements of District Plan policy HA7 in this respect.

Neighbour amenity

5.24 The amenity of any nearby residential properties will not be adversely affected by the proposals. As mentioned previously, the stable block and manège will not be visually intrusive when viewed from the rear of properties in Vicarage Lane or Barley Croft and the site will not be floodlit.

5.25 The proposal thereby accords with policies CFLR6, EQ3 and DES4 of the adopted District Plan in that respect.

Ecology & BNG

5.26 The application is accompanied by a Preliminary Ecological Assessment which describes the site as comprising predominantly rough grassland of limited ecological value, but with boundaries that have a higher potential ecological value, particularly the northern and western boundaries with the River Beane and its tributary. These contain a diverse riparian habitat of marginal vegetation and water loving trees and shrubs.

5.27 The ecological assessment found that the site is a habitat with mainly common species and flora with no apparent significant ecology. No evidence of wildlife was observed on site, although it is likely to be used for some foraging. However, there are significant areas of equal or greater value in the adjacent water meadows and in Waterford Heath Nature Reserve where nature can find more advantageous habitats and foraging opportunities.

5.28 The site of the stables and manège is not land which holds any significant ecological interest, and the proposal will not lead to any loss or degradation of such. The proposal thereby accords with policy CFLR6(f) and NE3 of the adopted District Plan.

5.29 The proposal is also accompanied by a BNG report and metric which complies with the minimum biodiversity net gain information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). This shows that, with the mitigation proposed in the report, a net gain of 12.84% can be achieved.

5.30 The proposal therefore accords with the Government's new draft legislation in this respect and with policy NE3 of the District Plan. Should any changes to the forthcoming legislation be made, the local planning authority can require the submission of a Biodiversity Net Gain Plan post-decision and an example of such conditions (supported by PAS) is shown below:

The development hereby permitted shall be carried out in accordance with the submitted Biodiversity Gain Plan prepared by.....and dated to ensure that there is a minimum

10% net gain in biodiversity within a 30 year period as a result of the development and the Plan shall be implemented in full.

No development shall commence until a Biodiversity Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Flood risk

- 5.31 The application site is located within Flood Zone 3 although the legend within the EA flood mapping assesses the flood risk as medium. Surface water mapping shows the threat of flooding is 'low' to 'very low' as set out in the accompanying Flood Risk Assessment.
- 5.32 The proposed development is a water compatible use (outdoor sport and recreation) as set out in Annex 3 to the NPPF 2023, and the exception test is not required. The surface of the manège is permeable, and the stable is not flood proof, so no compensation is required for it.
- 5.33 The stables and manège cannot be provided on land within the applicant's ownership that is in Flood Zones 1 or 2 and, given the particular need for the development in association with this property, the sequential test is passed.
- 5.34 The application is, in any event, submitted with a Flood Risk Assessment which concludes that, with the mitigation measure proposed in the Assessment, flood risk from the development is acceptable. The proposal thereby complies with the requirements of the NPPF and policy WAT1 of the adopted District Plan.

6.0 Summary and Planning Balance

- 6.1 In summary, the proposal constitutes appropriate development in the Green Belt and is required for the provision of an outdoor sports and recreation use. The proposed stable building is the minimum size necessary to support the sporting needs of the applicants and has been sited and designed to minimise any impact on openness and the rural character and appearance of the area. The proposal thereby complies with paragraph 148 of the NPPF and policy GBR1 of the adopted District Plan.
- 6.2 The scale, design and appearance of the proposed development would be in keeping with the surrounding area and be entirely appropriate for this semi-rural location. No harm would result to the amenities of nearby residential properties and traffic to and from the site will remain low given the private use of the site. Overall, the proposal accords with policies GBR1 and CFLR6 of the District Plan and would result in a high quality development that would support the sporting/recreational use of the land, whilst maintaining the character and appearance of the surrounding countryside.
- 6.3 Matters related to heritage impact, ecology/biodiversity and flooding are all satisfactory and comply with the relevant policies of the adopted District Plan and NPPF. A minimum 12% BNG is achievable and new landscaping is proposed as part of the proposals. These are all matters that can be satisfactorily conditioned by the local planning authority.
- 6.4 The proposal would thereby accord with the relevant policies of the adopted District Plan and the NPPF. The application should, therefore, be supported in accordance with

section 70(2) of the Town and Country Planning Act 1990 and the Council is respectfully asked to support this sustainable form of development and to approve the application without delay as encouraged by paragraph 11 of the NPPF 2023.

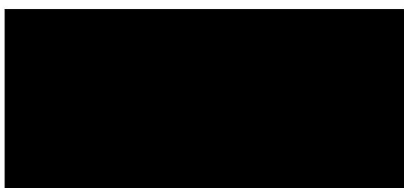
Appendices

I – Supporting letter from British Showjumping

Appendix I



Emma Slater SJ
Underhills Farm
Pendock, Gloucester
GL19 3PR



Reference



21st November 2023

To Whom it may concern,

I had the pleasure of first meeting Talia Da'Prato when she was invited to apply and selected, onto the Diploma in Sporting Excellence Equine Course by British Showjumping and I was the Showjumping mentor for the course. Talia was identified because of her success in Juniors becoming National Champion.

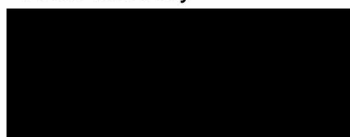
This is a programme that looks to identify athletes that have the potential to reach the elite level of their sport and go on to represent their country and helps to give them a strong foundation in business management, goal setting, sports psychology (as well as horse management and welfare) to become a world class athlete. All of this in addition to completing their A Level studies. As well as being disciplined in her work and an excellent student Talia was able to set clear goals for herself and achieve them. Talia has since gone on to National and International success with multiple placings on her horses and consistently placing in classes up to 1.30m.

To further her career and compete at a higher-level Talia needs to be able to train consistently at home over courses thus needing an arena that is at least 60m x 35m. Talia needs to have a minimum of four horses so that she can manage and plan the competition season without overworking individual horses and impacting on their welfare. The sport is physically challenging for horse and rider therefore, horses need to be managed so that they can rest for part of the season and to have time to heal if they are injured. With four horses Talia will be able to effectively plan her competition season which runs 12 months of the year. Climbing the rankings takes dedication and effort and riders need to be competing every week.

I understand that for the last 3 years Talia drives around 110 miles a day to be able to ride and train and look after her two horses, this cannot be sustainable and will not allow her to put in the time to ride, care for, as well as compete them. For her to progress and make a more significant contribution to the sport nationally and internationally, she needs to develop her own training facilities. I have no doubt that having these facilities will allow Talia to go on to greater success and help her to achieve her goal of competing for Great Britain on the International stage.

A little about myself I am a BS Level 3 Coach and BS Assessor Level 2 and 3. In addition to coaching riders both national and internationally I have 30 years' experience of competing and have ridden at 5 and Nations Cup level and am still producing young horses as well as coaching and mentoring other riders. I am currently studying Msc Professional Practice in Sports Coaching.*

Yours faithfully



Emma Slater