

# PLANNING DESIGN AND ACCESS STATEMENT

**Application Site:** Land at Home Farm, Livery Road, Winterslow, Salisbury, SP5 1RJ

**Applicant:** Mr & Mrs Humphries

**Proposal:** Construction of an outdoor riding school and extension of an existing access track

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## Proposal

This application seeks approval for the construction of an outdoor riding school and the extension of an existing access track to serve the same. The proposed development will provide a purpose-built, year-round space for the Applicants to safely and effectively exercise their own personal horses.

Currently, the Applicants own four horses, two of which remain unbroken due to the lack of suitable facilities for training. The Applicants' grandchildren have also expressed interest in learning to ride, which cannot be safely accommodated without a surfaced, enclosed area. The riding school will therefore serve both practical and welfare needs, supporting the horses' physical development, as well as their mental wellbeing and coordination.

The riding school is sited on a naturally level area of the land to minimise groundworks. This necessarily requires the existing track to be extended by approximately 44 metres, as indicated by the grey hatching on the accompanying Block Plan. This extension will help prevent poaching and excessive wear on the surrounding land, thereby supporting the longevity of the development. The new section of track will be constructed using the same materials and techniques as the existing track, which was approved under application 20/02829/FUL.

The riding school itself will measure approximately 40 m x 20 m and follow standard equestrian design principles. It will feature a layered construction comprising a herringbone drainage system beneath a geotextile membrane, an aggregate base, a second membrane, and a final permeable surface of silica sand mixed with rubber chippings. The area will be enclosed with traditional timber post and rail fencing and with kickboards for safety and surface retention. Please refer to the accompanying drawings for additional information.

## Application Site

The Application Site is located off Livery Road situated within the boundaries of Home Farm, a smallholding extending to approximately 24.61 acres of land comprising both agricultural pastureland and woodland which is primarily used for grazing and cutting hay.

## Access

Access to the development will be via the existing track from Livery Road. The initial section of this track is privately owned, but the Applicants benefit from a right of way over the same. The remainder of the track was granted planning permission under reference 20/02829/FUL. The Highways Authority raised no objections to that application, noting that the track from Livery Road was not being altered, which is the same as for this application.

The development will not obstruct or adversely affect the adjacent public right of way, and it is not expected to generate any additional vehicular movements along the access track.

## Policy

Wiltshire Council's Core Strategy does not contain any policy that specifically addresses equestrian development. The most relevant policies and considerations are set out below:

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*Core Policy 51 states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character.*

Although the site is partially visible from the adjacent public right of way, the riding school will be at ground level and enclosed only by post and rail fencing, a feature not uncharacteristic of the local landscape. Natural screening is provided by mature trees to the north and west, and private views are limited, resulting in minimal visual impact.

No floodlights or mirrors are proposed, avoiding issues of light pollution or glare.

Timber kickboards will be installed to ensure horse safety and to retain the riding surface within the designated area.

*Core Policy 57 states that a high standard of design is required.*

The proposed riding school adheres to standard equestrian design practices and is scaled appropriately to avoid unnecessary groundworks.

The drainage system will prevent waterlogging and allow natural dispersal into the surrounding land.

The proposed development is small scale and sympathetic to the rural context whilst meeting the functional requirements of its intended use. Indeed, there are several other riding schools within the locality, most of which are enjoyed for personal use.

#### Biodiversity Net Gain

In accordance with the Biodiversity Net Gain requirements under of the Town and Country Planning Act 1990 (Schedule 7A), a 10% uplift in biodiversity units on site must be demonstrated as part of the application. Given the nature and scale of this development, the Small Sites Metric has been used to calculate this uplift.

As per the accompanying Block Plan, this application proposes an area of approximately 1139.44 m<sup>2</sup> to be planted with trees to form a mixed woodland and an area of approximately 700.00 m<sup>2</sup> to be left to naturally develop as mixed scrub. Both areas will be suitably fenced to prevent any livestock from grazing the areas and causing damage. The location of the two areas has been carefully placed to minimise loss of productive agricultural land whilst also providing a buffer to the Ancient Woodland, known as Chickard Wood. Combined, the creation of these two habitats will generate an overall uplift of 10.49%.

#### Other considerations

There are no apparent contamination risks or concerns on the Application Site.

The Application Site is located within a Flood Zone 1 (an area with a low probability of flooding) and is not at risk of surface water flooding according to the Environment Agency flood maps for planning applications.

The Application Site does not fall within any Sites of Special Scientific Interest (SSSI), Scheduled Ancient Monuments, National Parks, National Landscapes, nor is it subject to any other environmental designations. The nearest Listed Building is a Grade II listed building, 'The Thatched Cottage', located approximately 1km north of the Application Site.

### Conclusion

The proposed riding school at Home Farm has been well considered to ensure its functionality while minimising environmental and visual impacts. It utilises existing flat pastureland requiring minimal groundworks, preserves the rural character through traditional materials, and follows previously approved construction methods. With no new access points or increased traffic, and compliance with planning policies and Biodiversity Net Gain requirements, the development is both sustainable and practical. On this basis, we request that this application be approved; however, should any further clarification be required on any point then please do let us know.