



**Ivy Farm,
West Yatton, Yatton Keynell, Chippenham
SN14 7EW**

*Formation of new outdoor equestrian arena with associated
fencing for private use*

Design and Access / Planning Statement

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AZ URBAN STUDIO

Formation of new outdoor equestrian arena with associated fencing for private use

**Ivy Farm,
West Yatton, Yatton Keynell,
SN14 7EW**

Client:

Mr. Christian Gläsel

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1. INTRODUCTION

- 1.1. This combined Design & Access / Planning Statement has been prepared by AZ Urban Studio on behalf of our client, Mr. Christian Gläsel ('the Applicant'), in support of an application for full planning permission for a new outdoor equestrian arena at Ivy Farm, West Yatton, Yatton Keynell, Chippenham SN14 7EW ('the Site'), with the following description:

"Formation of new outdoor equestrian arena with associated fencing for private use" ('the Development')

- 1.2. The Development is proposed to provide an all-weather equestrian training arena for private use (Ivy Farm), as an enhancement to the existing equestrian facilities at Ivy Farm associated with the occupiers and their international equestrian competitive activities.
- 1.3. The purpose of this statement is to set out the need for the Development and the considerations that have shaped the proposals submitted, and to assess the Development in the context of planning policy, as well as other relevant and best practice guidance and any other material considerations.
- 1.4. The application for full planning permission has been prepared having regard to the Wiltshire Council planning application validation requirements list and comprises the following:
- Application Form and Ownership Certificates
 - CIL Form 1
 - Site location plan, existing and proposed site plans (prepared by Hapticity Architects)
 - Landscape and Visual Impact Assessment (prepared by Nicholas Pearson Associates)
 - Surface Water Drainage Report (prepared by Meridian)
 - Design and Access / Planning Statement (this document) (prepared by AZ Urban Studio)
 - Preliminary Ecological Appraisal and BNG Statement / BNG Matrix (prepared by Noctua)

2. THE SITE / SURROUNDINGS AND THE NEED FOR THE ARENA

- 2.1. Ivy Farm falls within the Wiltshire Council area. Previously, the area was part of North Wiltshire District Council before that authority became part of the amalgamated Wiltshire Council. It is located within the civil parish of Yatton Keynell, and just within the eastern extent of the Cotswolds National Landscape (CNL).
- 2.2. Ivy Farm extends to 45ha in total land area and provides extensive equestrian facilities for the owners who compete in a range of equestrian events both within the UK and abroad. The farmhouse (Grade II listed) is located at the western part of the site, and to the east of the house is extensive stabling, yards and a manege. The land at Ivy Farm is generally flat and is well enclosed by mature boundary planting and small areas of woodland.



Image: Aerial photograph showing the wider Ivy Farm land

- 2.3. The entirety of the Site is located within Flood Zone 1 according to the Environment Agency's Flood Map for Planning, meaning that there is a low / very low probability of flooding for the site. The land forming the Site is generally level paddock land, subdivided by a series of timber fenced enclosures.
- 2.4. Planning permission was granted 05/09/25 under reference PL/2023/04919 to the south / east of the Site for development described as 'Formation of new

vehicle access drive for Ivy Farm from the A420 and associated landscape works'. The approved development has currently not been delivered.

- 2.5. The present application relates to two separate areas – an area of pasture land to the south of Oak Lodge and north of the A420 (0.4ha) where the new arena is proposed, and a further parcel of land to the north-east of Ivy Farm House where BNG enhancements are proposed.

Need for the proposed equestrian area

- 2.6. As set out above, the owners of Ivy Farm compete internationally in equestrian activities and have their UK equestrian base at Ivy Farm, for stabling and training their horses.
- 2.7. The existing outdoor arena at Ivy Farm is considered small (35 x 45m), and due to the location is not suitable for expansion. An arena of 50 x 85m is required to meet regulation standards for show jumping training and competition practice. An all-weather permeable surface is required to ensure that the arena can be used year-round, when ground conditions in the fields at Ivy Farm can be unsuitable for riding. As stated in the description of development, the arena is proposed for the private use of Ivy Farm.



Image: View south across the site for the arena, with existing fenced paddocks to the left

3. THE PROPOSED DEVELOPMENT – DESIGN CONSIDERATIONS

3.1. The proposed development has been located and designed to be functionally integrated into the existing equestrian activity at Ivy Farm, and also to avoid / minimise any adverse landscape and visual effects.

3.2. Key design considerations and decisions have included:

- The arena is located where convenient access (riding / walking horses) can be taken from the existing stables at the heart of Ivy Farm, or from the various paddocks immediately to the east of the proposed arena. No new access arrangements of any kind are required.
- There are no trees / hedges that would be affected.
- The arena site is well enclosed by existing mature hedge / trees from the roads to the south and west.
- The arena site is generally level requiring only very minor adjustment as shown on the section drawing submitted.
- Site location suitable for infiltration drainage for surface water (via gravel sub-base to arena)
- Timber post-and-rail fencing (1.2m) to enclose the arena will match that elsewhere as existing in the field.
- Permeable surface suitable for all-weather use.
- No lighting required
- No spectator / rider facilities required as these are all existing at Ivy Farm

3.3. Enhancement to the grassland parcel including tree planting is proposed to the north east of Ivy Farm House to achieve BNG and landscape enhancement, as detailed in the ecology and LVIA reports submitted.

4. ASSESSMENT OF PROPOSED DEVELOPMENT

Introduction

4.1. The Development is assessed below against the following relevant planning policy considerations set out under the following themes:

- Principle of development
- Highways / Access
- Design and Landscape
- Ecology
- Drainage

Principle of development

4.2. There are no specific policies in the Wiltshire Core Strategy relating to equestrian development. Core Policy 48 *Supporting Rural Life* is based on the objectives set out in para 6.66, which include protecting the countryside and maintaining its local distinctiveness. The National Planning Policy Framework (NPPF) at paragraph 88 sets out how planning policies and decisions should enable

b) the development and diversification of agricultural and other land-based rural businesses; and

c) sustainable rural tourism and leisure developments which respect the character of the countryside.

4.3. The proposed equestrian arena is for private use, and is therefore not a commercial or business development. However, the established equestrian activity at Ivy Farm is fundamental to the management and upkeep of the landscape and the historic buildings at the heart of the farm. Whilst it is a private activity undertaken by the owners for leisure purposes, it is at the core of maintaining the farm as a viable unit and protecting the countryside and local distinctiveness.

4.4. The continued enhancement of the equestrian facilities at Ivy Farm, carried out sensitively to the landscape character, is therefore considered to align with the objectives and principles of Core Policy 48, and paragraph 88 of the NPPF.

Highways / Access

- 4.5. Wiltshire Core Strategy Policy CP62 *Development Impacts on the Transport Network* states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.
- 4.6. As the proposed arena is for use by the existing occupants of Ivy Farm and their horses that are stabled at the site, all access is entirely managed internally and is as simple as rider and horse making their way from the stables or paddocks adjacent to the arena.
- 4.7. Construction of the arena will also be managed internally within the farm.
- 4.8. Due to the nature of the proposals and their relationship with the existing equestrian activities established at Ivy Farm there are no highways requirements or impacts associated with the proposed development.

Design and landscape

- 4.9. Core Strategy Policy CP51 (Landscape) states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. It also states that great weight will be afforded to conserving and enhancing the special qualities of AONBs, including their landscapes and scenic beauty.
- 4.10. Core Strategy Policy CP57 (Ensuring High Quality Design and Space Shaping) states that proposals should make a positive contribution to the character of Wiltshire by “enhancing local distinctiveness by responding to the value of the natural and historic environment”.
- 4.11. The LVIA submitted provides a detailed assessment of the relevant policy framework and Landscape and Visual Baseline that the proposals must be assessed against, before setting out a description of the design proposals and mitigation that has been incorporated, and then undertaking assessment of landscape and visual impacts.

- 4.12. The LVIA report should be referred to for detailed consideration, with a summary of the key findings provided here for planning assessment purposes.
- 4.13. Section 7 of the LVIA sets out the proposed development of the fenced equestrian arena, and the enhancement of grassland and planting of ten trees on the BNG land. Design mitigation to avoid and minimise adverse landscape and visual effects is noted, together with an element of landscape enhancement to the Cotswold National Landscape provided through the provision of the BNG grassland enhancement and tree planting.
- 4.14. Section 8 of the LVIA reports that overall, the *landscape* effects will be very limited relating to the relatively small scale (and potentially reversible) change associated with the proposed arena surfacing and fencing, within a well enclosed and contained landscape. An element of landscape enhancement, proportional to the scale of the development, would be provided through BNG habitat enhancement. There will be no other effects to the landscape and no material adverse effects to the special qualities of the CNL, or its wider landscape character.
- 4.15. Section 9 of the LVIA reports that overall, the *visual* effects of the proposed arena will be very limited due to the containment and concealment provided by local vegetation. Very limited glimpses and/ or partial views of the proposed arena will only be visible from the adjacent lane and associated properties and a little used public footpath. In these views the arena will be seen as a different element in the landscape. Views of the wider landscape, and visual amenity associated with the CNL, will be unaffected.
- 4.16. The LVIA therefore confirms that there will be no material adverse effects of the Development upon landscape character or visual amenity in the local or wider area, as a result of the carefully considered design and the mitigation included within the proposals. As such, the Development is considered to meet both the objectives and requirements of policies Core Policies 51 and 57 set out above.

Drainage

- 4.17. Core Strategy Policy CP67 *Flood Risk* requires that development is directed towards areas of low flood risk in line with national policy, and that all new development includes sustainable drainage measures where feasible.

4.18. The proposals have been formulated with input from a specialist drainage engineer, and incorporate sustainable drainage measures to appropriately deal with surface water runoff within the Site. A *Surface Water Drainage Strategy* report by Meridian Civil Engineering Consultancy is provided in support of the application, and sets out the following:

- Infiltration at the site was carried out in 2023 and 2025 to establish infiltration rates, with the slowest rate recorded used in infiltration calculations;
- Infiltration calculations have been carried out in accordance with best practice guidance;
- The SUDS drainage hierarchy has been followed, with on site attenuation and infiltration employed;
- Surface of the arena will be permeable and the gravel sub-base to the arena will provide 190m² of attenuation together with treatment;
- Calculations provided show that the 100yr + 45% climate change storm event can be attenuated and infiltrated on site.

4.19. As set out in the Meridian report, the proposals are considered to make adequate provision for surface water drainage within the Site to address requirements in a sustainable manner. The requirements of Core Policy 67 are therefore met.

Ecology

4.20. Core Strategy Policy CP50 *Biodiversity and Geodiversity* states that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale and that all development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

4.21. The Environment Act 2021 amended the Town and Country Planning Act 1990 to require the majority of development projects to achieve mandatory levels of Biodiversity Net Gain (BNG).

4.22. Ecological considerations have informed the scheme development, and a *Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment* by Noctua Ecology is submitted setting out an assessment of the Site and Development.

4.23. The Noctua Ecology report confirms that the Site contains low value habitat with a total of one UKHab classification and no UK Priority Habitat or habitats listed within the Local Biodiversity Action Plan. No evidence of protected or notable species was identified within either site. However, both sites were considered to offer suitable habitat to support [REDACTED] foraging bats, nesting birds, a common assemblage of invertebrates, reptiles, and hedgehog.

4.24. The BNG assessment determined that the proposed development has the potential to deliver a BNG of 0.40 habitat units (14.58% net gain) if the habitat creation/enhancements outlined within the assessment are delivered. The proposed habitats to be created and/or enhanced are considered to be achievable and appropriate for the size and type of development.

4.25. The assessment by Noctua concludes that the proposed development would likely proceed with minimal ecological impact if certain mitigation, compensation, and enhancement measures are adhered to as follows:

- A precautionary method statement should be followed during the proposed works, and it should include measures to protect adjacent habitats, badger, reptiles, hedgehog and other species;
- A nesting bird survey should be undertaken if removal of any long-sward grassland is required during the nesting bird season;
- The grassland within the additional site should be managed such that long-sward grassland suitable for ground nesting birds can develop during the nesting bird season; and
- A long-term Habitat Management and Monitoring Plan (HMMP) should be produced with details on how habitats will reach their target condition for Biodiversity Net Gain.

4.26. As a result of the above-mentioned mitigation measures and enhancements, the proposals will comply with relevant local and national policy and legislation relating to ecological impacts and issues, including Core Strategy Policy CP50.

4. CONCLUSION

- 4.1. The proposed equestrian arena is required to meet the training requirements of the owners of Ivy Farm, who compete at international level in equestrian events. The existing arena at Ivy Farm is constrained in size and does not meet the relevant standards for competition training.
- 4.2. The siting and design of the proposed arena reflects a sensitive approach to the existing landscape and immediate context, and will be well integrated and match existing fencing in the adjacent parts of the field.
- 4.3. The assessment set out above and evidenced in the submission documents that comprise the Application is that there is no harm associated with the proposals, and there is good alignment with the objectives and requirements of Development Plan and NPPF policy.
- 4.4. The proposals represent sustainable development, the relevant policies of the Wiltshire Core Strategy and Saved Policies of the North Wiltshire Local Plan, and the relevant provisions of the NPPF and we therefore believe that planning permission can be granted to allow the Development to proceed.