

PLANNING, DESIGN AND ACCESS STATEMENT FOR A FULL APPLICATION

- for the Construction of a Stable, Agricultural Building and Menage at -

**Cherry Tree House,
46 Malmesbury Road
Leigh
SN6 6RH**

- On behalf of -

Mr. M. Pockett & Miss. K. Hancox

- as at -

February 2026

- for submission to -

Wiltshire Council

**MOORE ALLEN & INNOCENT LLP
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INTRODUCTION

This Planning, Design and Access Statement has been prepared and submitted on behalf of Mr. M. Pockett and Miss K. Hancox (hereafter referred to as the "Applicant"). This application is supported by the documents and drawings submitted as part of this Full planning application for the construction of a stable, agricultural building and menage at Cherry Tree House under the Town and Country Planning Act 1990.

1.1 General information

- a) **Applicant:-** Mr. M. Pockett and Miss K. Hancox
- b) **Site Address:-** Cherry Tree House, 46 Malmesbury Road, Leigh, SN6 6RH
- c) **Accompanying Documents:-** Location Plan
Existing Block Plan
Proposed Block Plan
MAI01 – Proposed Elevations and Floor Plan – Agricultural Building
MAI02 – Proposed Elevations and Floor Plan - New Stable
MAI03 – Proposed Elevations and Floor Plan – Menage

1.2 The Planning Application Submission

In accordance with the Town & Country Planning Act 1990 (as amended) in the Town & Country Planning (Development Management Procedure) Order 2015 (as amended), the planning submission will comprise the following documentation:

- Application forms, including certificates of ownerships and notices, duly completed.
- Design and Access Statement
- Correct Planning Application Fee

Should the LPA require any documents not submitted as part of this Design and Access Statement, please request these from the Agent.

1.3 Structure Of This Planning, Design And Access Statement

The requirements for the development are provided in this Statement. The information provided in this Statement for planning application purposes on behalf of is divided into 7 Sections plus Appendices and following this Introduction (Section 1), the structure follows:-

- **Section 2 – The Property**
- **Section 3 – The Proposed Development**
- **Section 4 – Planning Policy**
- **Section 5 – Justification**
- **Section 6 – Conclusion**

2. The Property

The Applicant purchased the property in July 2025 as their family home. The property comprises of a dwelling house, a garage which has permission to be converted to a family room, an existing self-contained stable block and timber barn.

The site obtained planning permission for equestrian uses as part of a wider application site in 2001 (00/02609/COU) for the change of use of land to the keeping of horses and the erection of a stable block.

In 2015 a subsequent application was submitted to Wiltshire Council for the change of use to equestrian and the erection of two stables, tack room, bedding/rug/feed store and haybarn which was permitted (15/09768/FUL). This building is the building included in this application to be relocated.

The site extends to six acres in total, including the domestic curtilage, of which four acres is the equestrian land.

Photographs 1 and 2 below show the existing stables and building.



3. The Proposed Development

The proposed development is to relocate the existing store to the west of the site to allow an area of hardstanding to be created to improve the vehicular access to the site.

The Applicant is proposing an additional stable on the holding. There are currently insufficient stables to house the Applicants horses with a pony being house off site at present.

The proposed menage will measure 20m x 40m which is the standard size of a menage. The menage will be bound by timber post and rail fencing. The surface will be a sand, carpet mix in a neutral colour.

The proposed agricultural building will be used for the storage of farm machinery and equipment required to manage the land, but also store hay, straw and bedding in a secure and dry space. The current building, to be relocated, is being utilised for storing hay and bedding as there are no alternative buildings, however, the building is not accessible for vehicles which means the applicant is restricted on the hay and bedding they utilise. The proposed building will measure 18m x 8m and be of steel portal frame construction, under a grey metal sheet roof and clad in green metal sheeting. The proposed building will have a metal roller shutter door on the western elevation and a pedestrian door on the southern elevation.

The area between the existing concrete and the menage to become permeable hardstanding to improve the drainage of the area during the winter months and allow access to the menage.

4. Planning Policy

4.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) provides no specific guidance on the development of equestrian facilities for private use. However, paragraph of the NPPF states that:

“planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils”**

Whilst the proposal does not directly relate to the construction of equestrian facilities, preserving and enhancing the natural environment is an important part of any new development, in particular protecting and enhancing valued landscapes and the beauty of the countryside which includes trees and woodlands.

4.2 Local Policy

The Wiltshire Core Strategy 2015 is the local policy of relevance. As with the NPPF, there are no specific policies which relate to equestrian development however, the following policies are most relevant.

Core Policy 48 – Supporting Rural Life. Whilst this does not relate directly to equestrian purposes proposals to reuse rural buildings are generally supported. The reuse of the existing store by relocation to a more suitable position will accord with this planning policy.

Core Policy 51 relates to landscape and states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. The proposed development will enhance the site.

5. Justification

The site already has planning permission for equestrian uses, through both application N/00/0209/COU and 15/09768/FUL. However, the Applicant wishes to further expand the site to suit the current needs.

The addition of an agricultural building for housing machinery such as small tractor, chain harrow and toppler is reasonably necessary to allow management of the land. The Applicant will be required to manage the grassland during the summer months and control weeds which horses will not eat, such as thistles and stinging nettles. The addition of a chain harrow will be required in the spring months following winter. The menage will also require a harrow to manage and maintain the surface. The items cannot be stored outside as this will cause deterioration and damage to the equipment. In addition, there is an increased security risk to the site with these items being stored outside. The improvement to the drainage system installed by the Applicant will significantly reduce the waterlogging of the site.

Within a radius of 350m, there are five existing menages, therefore, the equestrian use of the area is accepted by Wiltshire Council. The B4040 Malmesbury Road is an extremely busy road with a speed limit of 50mph. The Applicant has young children who ride the horses on site, and it is not safe to exercise their ponies on the Malmesbury Road. Therefore, the Applicant wishes to have their own menage to facilitate this.

It is proposed to relocate the existing storage building the west of the site and in line with the stable block. This will improve the site and create greater area of hardstanding providing year-round access to the agricultural building.

5.1 Access

Access onto the highway is utilising the existing access. Although the road has a 50mph speed limit, the roadside visibility is good in each direction. There are no proposed changes to the existing access.

5.2 Flood Risk

The site falls within Flood Zone 1, according to the Flood Map for Planning. Despite not being in a Flood Zone, the land does lie wet during the winter months due the clay soil.

5.3 Ecology

The site is of low ecological value being low lying, wet, permanent grassland. It is noted that the site does falls outside the SSSI Impact Risk Zone for both Cotswold Water Park and Stone Common Meadows.

There is negligible impact on ecology.

6. **Conclusion**

The proposed development accords with Planning Policy on both a National and Local level. The proposed development will enhance the site, ensuring the site has a greater usability for the owner and providing suitable facilities to manage the land efficiently.

Equestrian uses within the local vicinity are widely accepted by Wiltshire Council; therefore we request the Local Planning Authority support for this application.

Yours faithfully



Lucy Kernon
For and on behalf of Moore Allen & Innocent LLP

5th February 2026