

In addition to the objection I have submitted, I would like to add something along the lines of the following, addressing the current proposal.

2.1 The site is 0.55 hectares. On the site is a large barn, the size of which the applicants are seeking to increase along with space for a menage, a dwelling and an enclosure for the muck heap trailer. That doesn't leave much space for a horse if the BHS recommendation is: 'Based on general equestrian guidelines, you can realistically keep one horse or 1–2 small ponies on 0.55 hectares (approx. 1.36 acres) if they are to be sustained by the grazing, though this is considered quite tight and requires careful management.'

As someone who lives in Ashley, I can attest that much of the traffic passing the site in question exceeds the national speed limit for the road of 60mph and doesn't abide by the 30mph, let alone slow down when approaching it.

Ashley Lane and Wormcliffe Lane are punctuated by natural springs and the lane outside the site is the worst part for flooding (I have photographic evidence taken in January 2026).

There is no pavement on the lane outside the site and that makes Ashley Lane very dangerous for pedestrians, many of whom are dog walkers. Large horse carrying vehicles and additional horse riders would just add to the burdens from which the lane is already suffering.

At the end of Ashley is a narrow railway bridge where Ashley Lane meets the A4. It's bad enough meeting the [REDACTED] trade vehicles, let alone encountering a horse box.

2.2 Ashley Lane and Wormcliffe Lane are punctuated by natural springs and the site is exactly where the flooding is at its worst on Ashley Lane. I have photographic evidence taken in January 2026.

2.4 Ashley is a hamlet. It has no church or meeting hall. It does, however, contain a number of heritage assets, not least of which is Ashley Manor.

3. According to BHS recommendations, the 0.55 hectares in Ashley and all the applicants want to build on it, is not going to be anywhere large enough to incorporate all that the applicants are doing in Kington Langley.

4. And 6. And 7 The Appeals Inspector for a previous 'rural worker's dwelling' on this site, has covered all my objections to the proposed development within the context of Local and National planning policy.

5. The rental market within a mile or so of SN13 8AN is constantly changing. Currently there are a number of modest properties to rent.

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I'd also like to add this piece of vital information to my objection:

Apparently, 'Based on standard agricultural and equine guidelines, you can generally keep **one horse** on 0.55 hectares (approx. 1.35 acres) while maintaining good pasture, although with intensive management, it might support two smaller horses or ponies. '

[REDACTED]

Susan Brewster