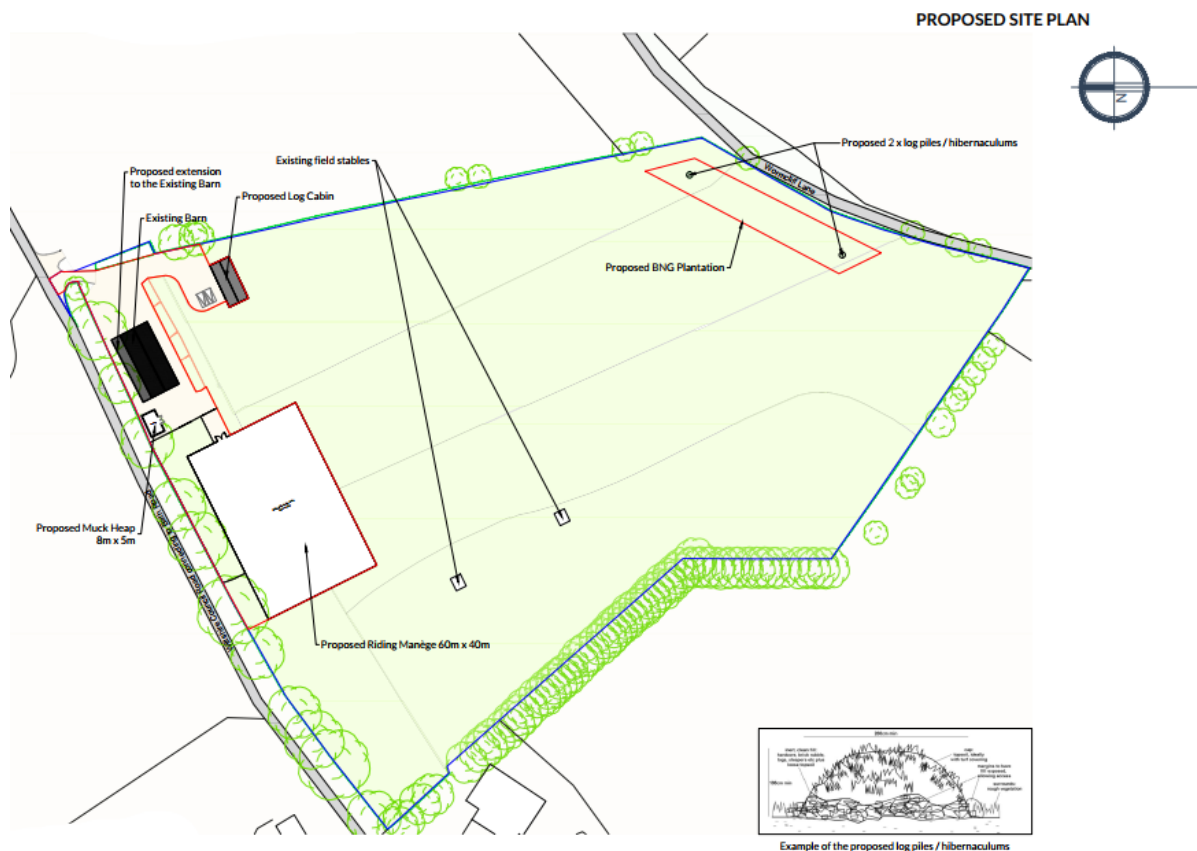


APPLICATION FOR FULL PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00857
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Soho Grange Stud, Ashley Lane, Box, Wiltshire, SN13 8AN
DEVELOPMENT DESCRIPTION:	The proposed extension to the existing equestrian barn, the erection of an outdoor riding manège, the siting of a temporary rural worker's dwelling for the period of 3-years, in association with the breeding of horses, and the erection of an enclosure for the muck heap trailer.
RECOMMENDATION:	Approve

PROPOSAL

This application seeks permission to extend the existing barn at Soho Grange Stud, to create a manège, erect an enclosure for the muck heap trailer and to site a temporary rural worker's dwelling for a period of 3-years. An extract of the proposed site plan is shown below:



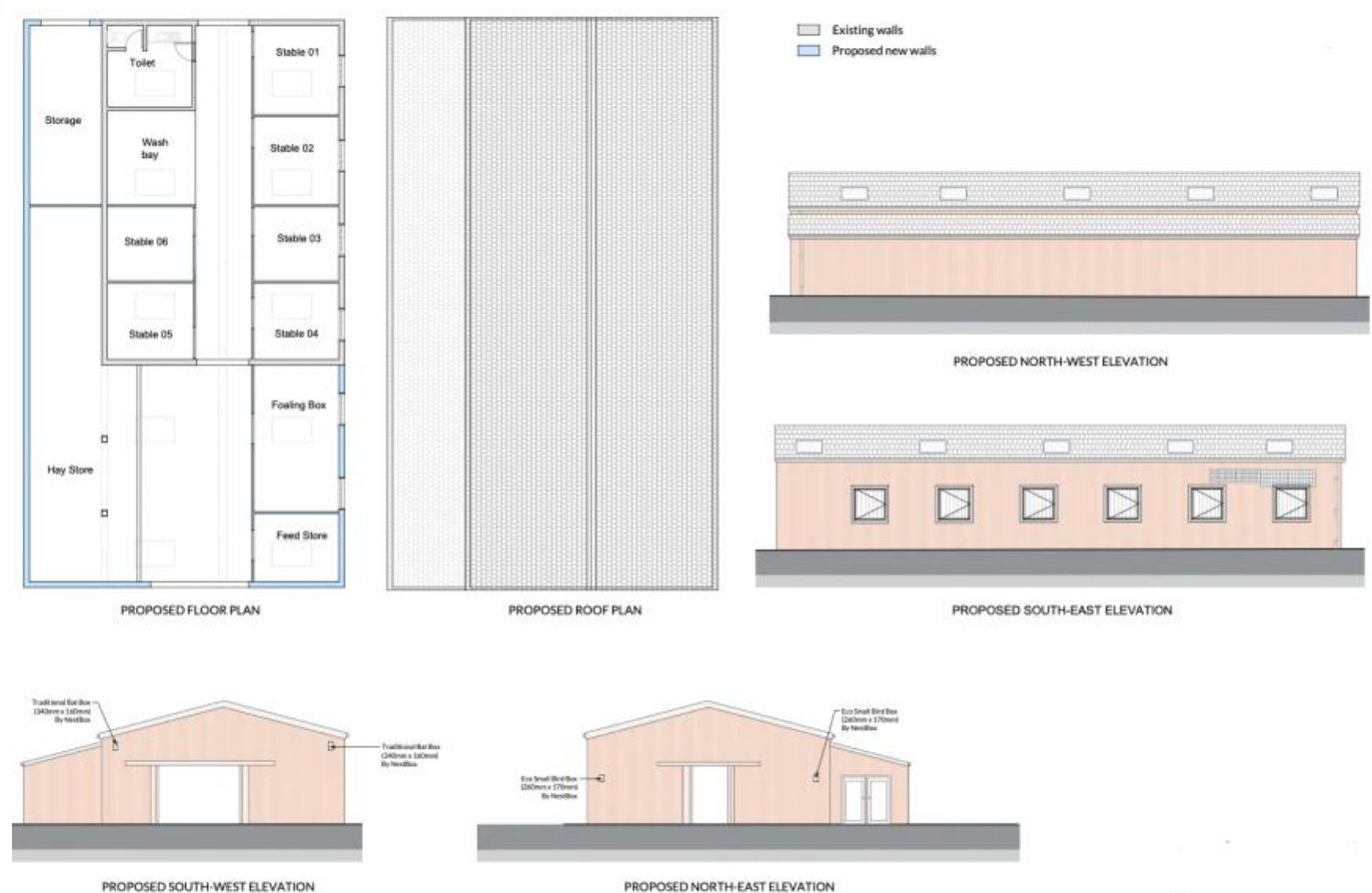
As shown on the plan above it is proposed to provide the necessary Biodiversity Net Gain through the planting of traditional orchard to the south of the development as well as an area

of existing modified grassland which will be enhanced to achieve 'Other Neutral Grassland' in the north of the site.

Extension to the Existing Equestrian Barn

This comprises a rear extension measuring 9m by 9.8m and a side extension measuring 23m by 3.2m. The extensions would provide a dedicated foaling box, a feed store, additional storage and an open-plan hay store. The side extension would take the form of a lean-to structure, with the ridge set below the eaves of the existing barn. The extension would be clad in timber boarding to match the existing barn, with an agri-steel roof finish to replicate the existing materials.

Proposed plans and elevations are shown below:

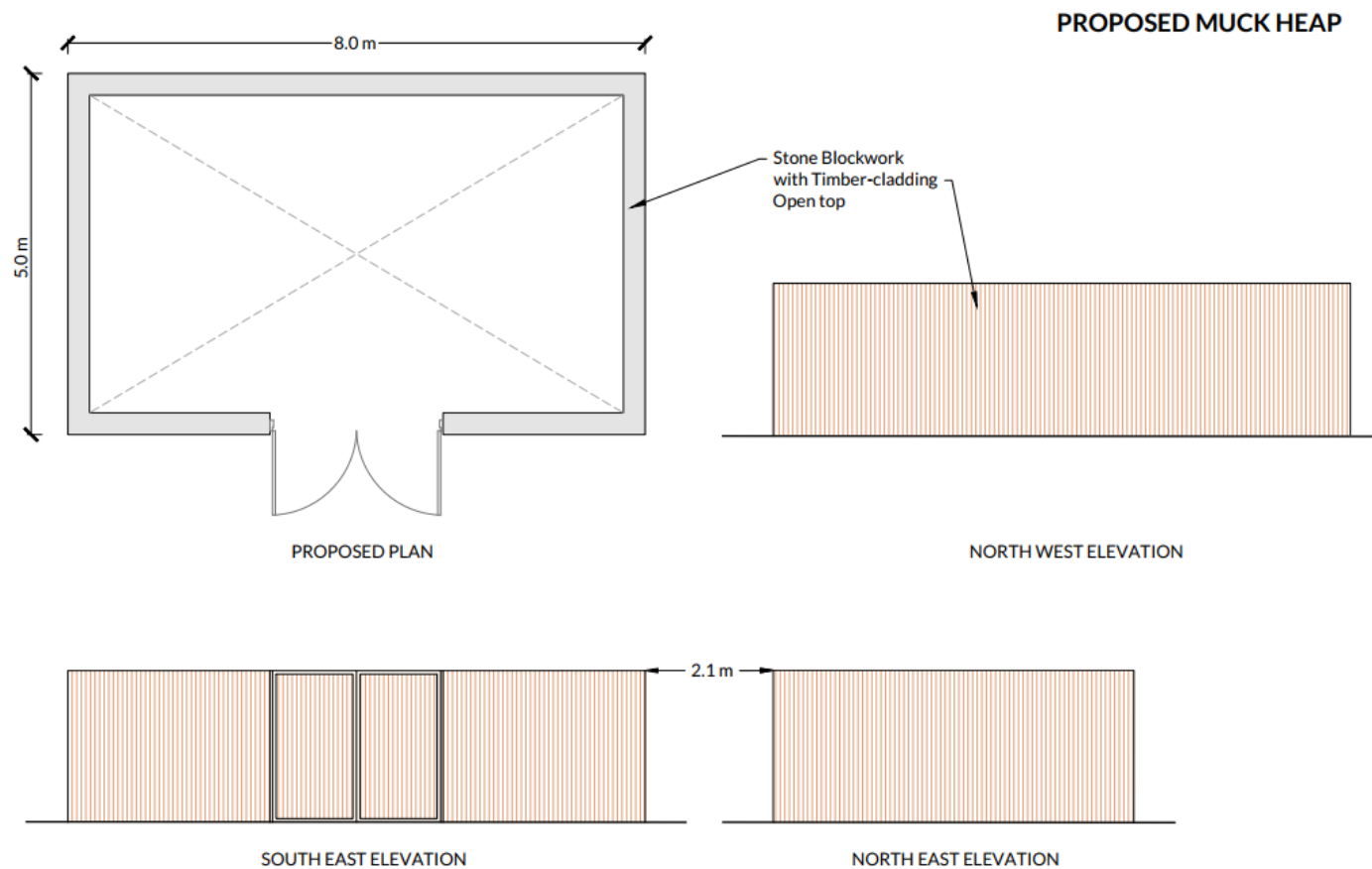


Erection of an Outdoor Riding Manège

The proposal includes the erection of an outdoor riding manège measuring 60m by 40m. The manège would be enclosed by a 1.2m high post-and-rail fence, with a field gate located on the north-east side to provide access.

Muck Heap Enclosure

This would measure 8m x 5m and would consist of 2.1m high stone blockwork walls with timber cladding over, as shown on the submitted plans and elevations below:



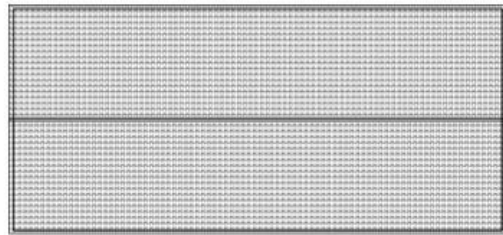
Siting of a Temporary Rural Worker's Dwelling

The proposal includes the siting of a temporary log cabin to provide accommodation for an essential rural worker.

The log cabin would measure 15m by 6.8m and would comprise two bedrooms, an open-plan kitchen, living and dining area, a bathroom and a study.

The submitted planning statement advises that the log cabin would be sited on sleepers, with no permanent foundations or ground engineering works required, and would comply with the dimensional requirements of the Caravan Sites Act 1968. The dwelling would be located close to the existing stables.

Proposed plans and elevations are shown below:



PROPOSED ROOF PLAN



PROPOSED FLOOR PLAN



PROPOSED NORTH-WEST ELEVATION



PROPOSED SOUTH-EAST ELEVATION



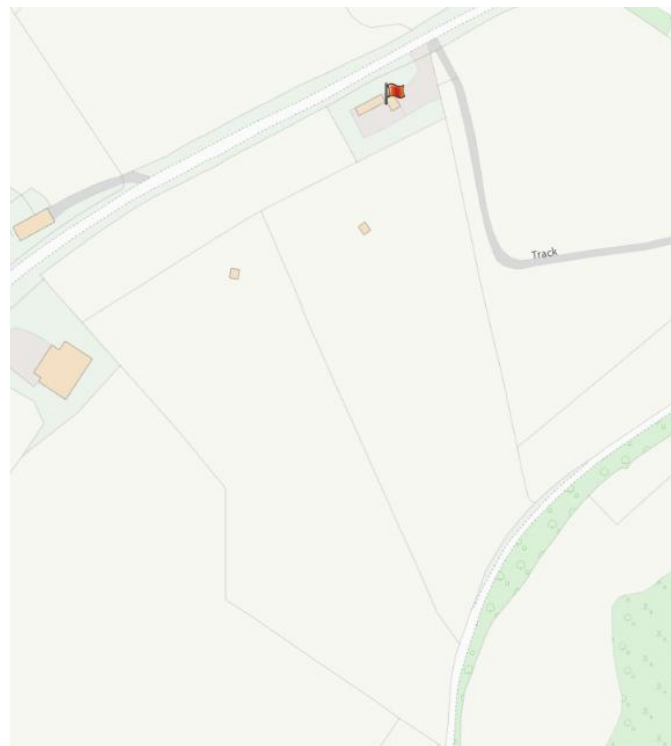
PROPOSED SOUTH-WEST ELEVATION



PROPOSED NORTH-EAST ELEVATION

SITE DESCRIPTION/CONTEXT

The site is part of the applicant's freehold which lies immediately south of Ashley Road. The existing barn is indicated with the red flag on the plan below:



The aerial photograph below shows the applicant's freehold land (c 4ha) outlined in red, with Ashley Road to the north and Wormcliff Lane bounding the land to the south. The land slopes upwards away from Ashley Lane.



The photo below shows the existing access and barn from Ashley Road:



The photos below show the North East elevation of the barn and existing hardstanding around the site, with the fields beyond rising up towards Wormcliff Lane:



The site is outside of any development boundary, and as such is in the open countryside for planning purposes. It is within the Green Belt and the Cotswolds National Landscape. It is not in a Conservation Area and there are no listed buildings in the vicinity. With regard to ecology, the site is within a core roost buffer zones for both greater and lesser horseshoe bats.

PLANNING HISTORY

Proposal / Summary
14/09422/FUL - Full planning permission Decision - Approve with Conditions Date: 4/2/2015 – Change Of Use From Agricultural To Equestrian Use, Erection Of 2 Stables, storage building & 2 Mobile Field Shelters. (Part-Retrospective)
16/01382/FUL - Full planning permission Decision - Approve with Conditions Date: 15/6/2016 – Erection of American barn and associated works

N/13/01146/FUL - Full planning permission Decision - Refused Date: 11/6/2013 – Temporary Agricultural Workers Dwelling, Erection of an Agricultural Building & Formation of Hardstanding (Revision of N/13/00225/FUL) Dismissed at appeal.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 11 Spatial Strategy Corsham Community Area
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;

North Wiltshire Local Plan 2011 – Saved Policies

- Policy H4: Residential Development in the Open Countryside
- Policy NE14: Trees and the Control of New Development

There is no Box Neighbourhood Plan at the time of writing.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the scheme would have an acceptable impact upon the Green Belt (NPPF Chapter 13)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No objection subject to conditions:

"I refer to the above planning application to which no highway objection is raised, subject to the following conditions being attached to any planning permission granted:

The development hereby permitted shall not be first brought occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not inundated with private water."

WC Ecology: Initially Holding objection – further information required (now resolved)

The Council's Ecology Officer reviewed the application in detail, including the Preliminary Ecological Appraisal, Biodiversity Net Gain (BNG) metric and supporting plans. The response confirmed that the site comprises predominantly hardstanding and areas of poor condition modified grassland of low ecological value, with boundary hedgerows and trees to be retained. With regard to protected species, it was confirmed that the existing barn has negligible potential to support roosting bats, the site provides limited suitability for great crested newts, and evidence of badger activity is limited to areas outside of the development site. The level

of ecological risk was therefore considered low, with appropriate precautionary measures capable of being secured by condition.

The proposal was also screened under the Habitats Regulations in respect of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC), and it was concluded that the development is not likely to give rise to significant effects, such that Appropriate Assessment is not required.

A holding objection was initially raised in relation to discrepancies between the application red line boundary and the Biodiversity Net Gain documentation, together with the need to confirm protection measures for boundary vegetation.

Updated information has subsequently been submitted to address these matters, and these issues are considered to have been resolved (discussed in the assessment section below).

Environment Agency: No comment:

“Application falls outside Environment Agency remit. This application does not fall within the criteria set out in our External Consultation Checklist which defines the planning applications we should be consulted on. We therefore consider we should not be consulted, and we will not be providing any comments on this proposal.”

Box Parish Council: Mixed

“Box PC has no objection to this application but remains concerned about the proposed increase in size of the structure.”

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

A total of 32 representations were received from 20 addresses. Of these, 16 addresses expressed support for the proposal and 4 addresses objected. All objections were received from residents within the Ashley area, with several objections comprising multiple submissions from the same household.

Support for the proposal was expressed primarily by members of the local equestrian and farming community, neighbouring landowners, and residents familiar with the operation of the site. Supporters cited the established equestrian use of the land, the importance of animal welfare—particularly in relation to foaling and emergency care—the contribution of the

enterprise to the rural economy, and the need for on-site accommodation to support the effective management of a stud operation.

Objections raised the following concerns:

- The principle of new residential development within the Green Belt and the Cotswolds National Landscape, with particular reference to the impact on openness, landscape character and the risk of incremental domestication;
- Reference to a dismissed appeal from 2014 relating to a previous proposal for a rural worker's dwelling on the site, and the view that this decision should preclude further development;
- Concerns regarding highway safety on Ashley Lane and Wormcliffe Lane, including the narrow width of the carriageway, lack of footways, vehicle speeds and the potential for increased traffic associated with the development;
- Concerns regarding surface water drainage and localised flooding, particularly in relation to natural springs and run-off from new development;
- Allegations of non-compliance with planning conditions attached to earlier permissions, particularly those associated with the American barn approved in 2016;
- The scale of the proposed enterprise and the adequacy of the site to support the number of horses proposed, with reference to British Horse Society guidance;
- The size and nature of the proposed temporary rural worker's dwelling and concerns regarding the enforcement of its removal at the end of the temporary period.

Matters relating to alleged breaches of historic planning conditions and the monitoring or enforcement of earlier permissions are not determinative of the current application and fall to be addressed through separate enforcement procedures. Issues such as dissatisfaction with past decision-making processes, Freedom of Information requests, and expressions of concern regarding the Council's performance are not material planning considerations.

All material planning considerations raised through the consultation process have been carefully considered and are addressed in the relevant sections of this report.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and,

where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.

Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions as set out in paragraph 4.25 of the WCS. These policies are listed below:

- *Additional employment land (Core Policy 34)*
- *Military establishments (Core Policy 37)*
- *Development related to tourism (Core Policies 39 and 40)*
- *Rural exception sites (Core Policy 44)*
- *Specialist accommodation provision (Core Policies 46 and 47)*
- *Supporting rural life (Core Policy 48)*

Core Policy 48 states:

“Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.”

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Temporary Rural Worker's Dwelling

The application site lies outside any defined settlement boundary and is therefore located in the open countryside for planning purposes. In such locations, new residential development is strictly controlled and is only supported where it falls within one of the limited policy exceptions identified within the development plan.

In this instance, the proposal for a temporary rural worker's dwelling falls to be considered against Core Policy 48 (Supporting Rural Life) of the Wiltshire Core Strategy, which makes provision for residential accommodation where it is required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture, forestry, or other employment essential to the countryside. The policy requires that such proposals are supported by robust functional and financial evidence demonstrating a genuine need for on-site accommodation.

Saved policy H4 from the NWLP similarly states that, New Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that, *inter alia*: “It is in connection with the essential needs of agriculture or forestry or other rural based enterprise.... Justification for an agricultural, forestry workers, or other rural based occupational dwelling will be based on the functional and financial tests set-out within Government guidance.”

National planning policy is consistent with this approach. Paragraph 84 of the National Planning Policy Framework (2024) confirms that isolated homes in the countryside may be supported where there is an essential need for a rural worker to live permanently at or near their place of work. The policy does not provide a blanket allowance for new dwellings, but instead establishes a clear test which requires the applicant to demonstrate that the proposed enterprise gives rise to an essential functional need which cannot reasonably be met elsewhere.

The acceptability of the proposed temporary dwelling in principle therefore turns on whether the submitted evidence demonstrates a genuine and essential functional requirement for a rural worker to be present on site, together with sufficient financial justification to support that need for the duration of the temporary permission sought.

In support of the application, the applicant has submitted a financial information which has been independently appraised by A.M. Coke of APA Consultants Ltd, which considers both the functional and financial basis of the enterprise.

The appraisal confirms that the proposed consolidation and expansion of the equestrian business would give rise to an essential functional need for a full-time presence on the site, particularly in relation to foaling, animal welfare, and the supervision of high-value equines.

In financial terms, the report notes that while the business in its current form is relatively modest, the submitted business plan demonstrates a clear trajectory towards increased profitability over a three-year period, with the proposed expansion considered to be based on a sound financial footing.

The conclusions of the independent appraisal are therefore given significant weight and support the case that the proposed temporary dwelling is justified in order to test the ongoing functional and financial needs of the enterprise. The extent to which these factors, including the demonstrated functional and financial need for on-site accommodation, amount to very special circumstances sufficient to clearly outweigh the harm to the Green Belt is considered in the planning balance section of this report.

The temporary nature of the dwelling would be secured by condition, including a requirement for its removal and restoration of the land, which provides a clear mechanism for enforcement.

Equestrian Development (Barn Extension, Manège & Muck Heap)

In addition to the proposed temporary rural worker's dwelling, the application seeks permission for an extension to the existing equestrian barn, the erection of an outdoor riding manège, and the erection of an enclosure for a muck heap trailer, all in association with the established equestrian use of the site.

The lawful use of the site for equestrian purposes is established, and the proposed built development is directly related to, and intended to support, that use. In principle, development reasonably necessary for the purposes of agriculture or equestrian activity may be acceptable in the open countryside, subject to compliance with the development plan and other material considerations.

Core Policy 48 of the Wiltshire Core Strategy supports development which enables rural employment and supports rural life, provided it is environmentally acceptable. The extension to the existing equestrian barn is proposed to provide additional stabling-related facilities, including a foaling box and associated storage, and would represent an intensification of an existing use rather than the introduction of a new or unrelated activity.

The proposed outdoor riding manège is similarly ancillary to the established equestrian enterprise and is intended to facilitate the training and exercising of horses. Such facilities are commonly associated with equestrian uses and, in principle, may be acceptable in rural locations where they are appropriately sited, designed, and where their impacts on landscape character, visual amenity and ecological interests are satisfactorily addressed.

The proposed muck heap enclosure would serve a functional role in the management of the site and the operation of the equestrian use. In principle, development of this nature may be acceptable where it is proportionate to the scale of the enterprise and does not give rise to unacceptable impacts in terms of visual amenity, landscape character, residential amenity or environmental considerations.

Accordingly, the principle of the equestrian-related elements of the development is closely linked to their functional relationship with the existing lawful use of the site. Their acceptability therefore turns on detailed considerations relating to design, scale, siting, landscape and visual impact, ecological effects, and, where relevant, Green Belt policy considerations.

Impact on the Green Belt

Policy Context

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence. Development within the Green Belt is generally considered inappropriate unless it falls within specific exceptions set out in NPPF paragraph 154:

“Development in the Green Belt is inappropriate unless one of the following exceptions applies:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- i. mineral extraction;*
- ii. engineering operations;*
- iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.”*

Any proposal that constitutes inappropriate development must demonstrate very special circumstances, which clearly outweigh the harm to the Green Belt and any other harm resulting from the proposal.

Wiltshire Council does not have a Green Belt Policy, and so decisions are made wholly with regard to the NPPF.

Assessment - Temporary rural worker's dwelling

The proposed temporary rural worker's dwelling constitutes a new residential unit within the Green Belt. New dwellings are not identified as a form of appropriate development within paragraph 154 of the NPPF. The proposal therefore represents inappropriate development in the Green Belt and is harmful by definition. Substantial weight must be attached to this harm.

In addition to definitional harm, the siting of a dwelling has the potential to result in harm to the openness of the Green Belt through the introduction of built form, associated domestic activity, and residential paraphernalia, albeit the proposal is described as temporary in nature and would not require permanent foundations.

In terms of openness, the proposed development would introduce additional built form in the Green Belt, including the temporary rural worker's dwelling and associated structures, which would give rise to a degree of spatial and visual impact. This would result in a reduction in openness.

However, the extent of this harm is considered to be limited, having regard to the temporary nature of the dwelling, the modest scale of the built form, and the siting of the development in association with the existing equestrian buildings. The development would not be physically expansive, nor would it project significantly into the wider open countryside.

As such, whilst harm to the openness of the Green Belt is identified, it is afforded moderate weight in the planning balance.

Notwithstanding the above, national planning policy recognises that there may be limited circumstances where isolated homes in the countryside may be acceptable, including where there is an essential need for a rural worker to live at or near their place of work (paragraph 84 of the NPPF). This provision does not remove the application of Green Belt policy, but is capable of forming part of the overall planning balance when considering whether very special circumstances exist.

In this case, the applicant has advanced justification for the dwelling based on the operational needs of the equestrian enterprise, particularly in relation to animal welfare, foaling, and the supervision of high-value horses. The application seeks permission for a temporary dwelling for a period of three years, which would be capable of being removed in its entirety at the end of that period.

The extent to which these factors amount to very special circumstances sufficient to clearly outweigh the harm to the Green Belt, including harm to openness, is considered in the planning balance section of this report.

Assessment – Equestrian Development (Barn Extension, Manège & Muck Heap Enclosure)

The application also seeks permission for an extension to the existing equestrian barn, the erection of an outdoor riding manège, and an enclosure for a muck heap trailer. These elements are directly associated with the established equestrian use of the site.

Paragraph 154 of the NPPF confirms that buildings for agriculture and forestry are appropriate development in the Green Belt. While equestrian uses are not explicitly referenced within the Framework, they are commonly treated as closely related to agriculture, particularly where development is limited in scale and directly supports the management of land and animals. The proposed extension to the existing barn would be physically and functionally related to an established building and would represent an intensification of an existing use rather than the introduction of a new isolated structure. Subject to its scale, design, and siting, such development may be capable of being regarded as having a limited impact on the openness of the Green Belt.

The outdoor riding manège and muck heap enclosure would also introduce development within the Green Belt. These elements have the potential to affect openness by virtue of their spatial footprint and associated activity. However, they do not introduce residential use and are proposed in connection with the existing equestrian enterprise.

The degree of harm to the openness of the Green Belt arising from these elements is therefore a matter of fact and degree, having regard to their siting, scale, permanence, and visual containment. These matters are considered in further detail within the landscape and visual impact, design, and overall planning balance sections of this report.

Landscape and Visual Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

The application site lies within the Cotswolds National Landscape (formerly the Cotswolds Area of Outstanding Natural Beauty). Paragraph 189 of the National Planning Policy Framework (NPPF) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes, which have the highest status of protection in relation to these issues.

Core Policy 51 of the Wiltshire Core Strategy requires development to protect, conserve and, where possible, enhance landscape character and quality. In addition, Section 245 of the Levelling-up and Regeneration Act 2023 places a duty on relevant authorities to seek to further the statutory purposes of National Landscapes when exercising functions that affect them.

The Cotswolds National Landscape Management Plan identifies the site as falling within the Enclosed Limestone Valley landscape character type. Enclosed Limestone Valleys are described as moderately broad but enclosed river valleys with steep sides, separated by areas of limestone plateau and High Wold dip-slope. The strong physical enclosure created by valley landform, together with significant areas of woodland—often including ancient semi-natural woodland on steeper slopes—results in a secluded and intimate character.

The character area is further defined by a mosaic of arable and pastoral land, rough pasture and scrub, with fields of varying sizes enclosed by hedgerows with frequent hedgerow trees. Road networks typically follow valley bottoms and are often well-treed, contributing to a sense of enclosure while also introducing a degree of activity within the valley floor. This description is considered to accurately reflect the character of the landscape surrounding the application site.

Assessment

The land associated with the development slopes away from Ashley Lane, with the proposed development located on the lower part of the site. Ashley Lane itself is well-treed in this location, contributing to a sense of enclosure along the road corridor. The northern and western boundaries of the land are defined by established tree belts, with hedgerows along the eastern boundary. To the south, along Wormcliffe Lane, hedgerows define the field boundaries and reinforce the enclosed valley character.

Due to the sloping topography and the presence of boundary vegetation, visibility of the existing equestrian barn from Wormcliffe Lane is already particularly limited. The following 2no. photographs were taken from Wormcliffe Lane by the case officer. However, these views of the site were achieved only by climbing the verge/bank to the side of the lane. As such, they do not reflect the typical experience of pedestrians or vehicle users, who would be at a lower level than the hedgeline and for whom views of the site would be largely screened (see subsequent google street view image).



Below: Google Street View from Wormcliffe Lane:



Outside of the winter months views of the barn from Ashley lane would also be limited. While the barn is perceptible at close quarters from the lane during periods when vegetation is not in leaf, the site is not prominent in longer-range or elevated views across the wider landscape.

The proposed extension to the barn, outdoor riding manège, muck heap enclosure and temporary rural worker's dwelling would introduce additional built and engineered elements within the valley floor. These would result in a degree of localised visual impact, particularly in near-field views from Ashley Lane and from adjacent land. However, given the site's lower position within the valley, the enclosing landform, and the presence of existing tree belts and hedgerows, the proposals would remain largely contained within the immediate site context.

In the context of the wider Enclosed Limestone Valley landscape, the development would not be readily visible in distant views and would not significantly disrupt the broader pattern of wooded valley sides, enclosed fields and intermittent development associated with rural land uses. The proposals would be read as part of an existing equestrian grouping rather than as an isolated or visually intrusive form of development in the wider landscape.

Additional planting proposed as part of the development would further reinforce the existing landscape structure over time, helping to soften the appearance of new elements and maintain the wooded and enclosed character typical of this landscape type. In addition to the physical characteristics of the site, the proposed development includes further planting as part of the applicant's Biodiversity Net Gain strategy. This planting would contribute to the reinforcement of existing landscape features, including hedgerows and tree cover, which are characteristic of the Enclosed Limestone Valley landscape type.

Over time, the additional planting would strengthen the sense of enclosure along field boundaries, soften the appearance of built and engineered elements within the valley floor, and provide a more robust vegetated framework to the site. This approach aligns with the landscape character objectives of the Cotswolds National Landscape Management Plan, which emphasise the importance of wooded valley sides, hedgerows with hedgerow trees, and mix of land uses in maintaining landscape quality and visual containment.

Conclusion

The proposals would result in a moderate and localised landscape impact, primarily affecting near-field views from Ashley Lane and immediately adjoining land. However, having regard to the enclosed nature of the valley, the sloping topography, existing boundary vegetation, and the absence of significant long-range visibility, the development would not give rise to unacceptable harm to the character or scenic beauty of the Cotswolds National Landscape.

The proposed Biodiversity Net Gain planting would further reinforce the existing landscape structure over time, helping to integrate the development into its surroundings and maintain the wooded, enclosed character typical of this landscape type. Subject to appropriate landscaping controls, the proposals are therefore considered to accord with Core Policy 51 of the Wiltshire Core Strategy and the landscape objectives of the Cotswolds National Landscape Management Plan.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

The application site is located on the rural edge of the small settlement of Ashley, outside the defined settlement boundary and within an area characterised by open fields, equestrian and agricultural land uses, and a dispersed pattern of development. Built form in the locality is limited and typically comprises farm buildings, stables and individual dwellings set within generous plots, often enclosed by hedgerows, tree belts and shelter planting.

Ashley Lane is rural in character, with a narrow carriageway and a well-treed roadside environment that contributes to a sense of enclosure. Development along the lane is intermittent and generally subservient to the surrounding landscape, with buildings often partially screened by vegetation and set below the level of the road.

The proposed development includes an extension to the existing equestrian barn, the creation of an outdoor riding manège, the siting of a temporary rural worker's dwelling and an enclosure for a muck heap trailer. These elements would be read in the context of the established equestrian use of the site and would not introduce a new or unrelated form of development into the area.

The extension to the existing barn would be physically and visually related to the host building and would utilise materials consistent with the existing structure. Its siting adjacent to the existing barn would limit visual spread across the site and help retain a coherent built form. The riding manège and muck heap enclosure would introduce additional engineered features within the site; however, these are commonly associated with equestrian uses in rural locations. Their visual impact would be largely localised, influenced by the site's sloping topography and existing boundary vegetation, which restricts wider visibility.

The proposed temporary rural worker's dwelling would introduce a residential element into a predominantly rural and equestrian setting. Its impact on local character would therefore require careful consideration, particularly in terms of scale, siting and domestic appearance. However, the dwelling would be located within the existing grouping of development and would be read as part of the overall equestrian complex rather than as an isolated or visually prominent structure.

Overall, while the proposals would result in a degree of change to the immediate site, they would remain consistent with the prevailing rural character of the area, where equestrian buildings and associated infrastructure are an established and recognisable feature.

Conclusion

The proposed development would result in a localised change to the character and appearance of the area, primarily affecting views from Ashley Lane and immediately adjoining land. However, having regard to the rural context, existing equestrian use, limited scale of built form, and the containment provided by topography and vegetation, the proposals would not result in unacceptable harm to the character or appearance of the area.

Subject to appropriate design and landscaping controls, the development is considered to comply with Core Policy 57 of the Wiltshire Core Strategy, Section 12 of the NPPF, and the principles of the Wiltshire Design Guide.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Assessment

A number of representations raise concerns regarding the potential impact of the proposed development on the amenity of nearby residents, including noise, disturbance, activity associated with the equestrian use, and the siting of a temporary rural worker's dwelling.

The nearest residential property to the site is Lindisfarne, which is located approximately 50 metres from the application site and lies on the opposite side of Ashley Lane. Other dwellings in the vicinity are located at greater distances and are separated from the site by intervening land, boundary vegetation and the local road network.

The site is located in a rural setting where equestrian activity is an established and characteristic feature. The proposed extension to the existing barn, the outdoor riding manège

and the muck heap enclosure would be associated with this existing use and would not introduce a fundamentally different or incompatible activity into the area.

Given the separation distances involved, the presence of Ashley Lane between the site and the nearest dwelling, and the existing tree cover and hedgerows along boundaries, the proposals would not result in an unacceptable loss of privacy or outlook for nearby residents. In terms of noise and disturbance, the scale of the equestrian operation remains limited and private in nature. There is no evidence to suggest that the proposals would give rise to activity levels materially greater than those already associated with the lawful equestrian use of the site. Concerns regarding potential increases in activity, including traffic and day-to-day site operations, have been considered alongside the responses of the Highway Authority and other consultees, none of whom have raised objections on amenity grounds.

The proposed temporary rural worker's dwelling would introduce a residential presence within the site; however, this would be located within the existing cluster of development and would not result in overlooking, overshadowing or an overbearing impact on neighbouring properties. Allegations relating to historic compliance with conditions attached to earlier permissions are noted, but such matters fall to be addressed through separate enforcement procedures and do not, in themselves, demonstrate that the current proposal would give rise to unacceptable amenity impacts.

Conclusion

Having regard to the separation distances, intervening road and boundary treatments, the rural context of the site, and the nature of the proposed development, it is considered that the proposals would not result in unacceptable harm to the amenity of nearby residents.

The development is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and the amenity objectives of the NPPF.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

A number of representations raise concerns regarding highway safety along Ashley Lane and Wormcliffe Lane, including the narrow width of the carriageway, lack of footways, vehicle speeds, the presence of pedestrians and horse riders, and the potential for increased traffic and large horse boxes associated with the proposed development.

These concerns are noted and acknowledged. However, the assessment of highway safety impacts is a technical matter which falls to the Local Highway Authority as the statutory consultee. In this instance, the Highway Authority has raised no objection to the proposal, subject to conditions requiring the surfacing and consolidation of the access and measures to prevent surface water from discharging onto the highway.

The Highway Authority's response confirms that, having regard to the scale and nature of the development, the proposal would not result in an unacceptable impact on highway safety nor give rise to severe residual impacts on the local highway network. In reaching this view, the Highway Authority is presumed to have had regard to matters such as visibility, access arrangements, vehicle movements and the characteristics of the surrounding highway network.

While local residents have expressed concern regarding existing traffic conditions, pedestrian safety and the behaviour of drivers on the wider road network, there is no technical evidence before the Council to demonstrate that the proposal would materially worsen these conditions or that the development would result in highway impacts of a severity sufficient to justify refusal.

In the absence of an objection from the Highway Authority, and having regard to the NPPF test, it would not be reasonable or defensible to conclude that the proposal would give rise to unacceptable highway safety impacts.

Conclusion

The proposal is therefore considered acceptable in highway terms, subject to the imposition of conditions recommended by the Highway Authority.

Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy requires development to incorporate appropriate measures to manage flood risk and surface water drainage, ensuring that development does not increase flood risk on site or elsewhere. Paragraphs 163 and 165 of the NPPF require that development should be directed away from areas at highest risk of flooding and that sustainable drainage systems should be used where appropriate.

Assessment

The application site is located within Flood Zone 1, which represents the lowest probability of flooding from rivers or the sea. The Environment Agency has confirmed that the proposal falls outside its consultation remit and has raised no objection to the development.

It is acknowledged that Environment Agency Flood Map for Surface Water data identifies a small, localised area of surface water flood risk on Ashley Lane immediately adjacent to the site, associated with a 1 in 100 year rainfall event including an allowance for climate change. This mapping reflects existing surface water conditions on the public highway rather than flood risk within the application site itself.

Representations raise concerns that additional hardstanding, including the proposed riding manège and extensions to the existing barn, could exacerbate surface water runoff onto Ashley Lane. These concerns are noted.

The application form indicates that surface water would be managed via soakaways and sustainable drainage measures. In this instance, the scale of the development, the absence of mapped groundwater flooding constraints across the site, and the highly localised nature of the surface water risk on the adjacent highway are such that the drainage implications of the proposal can be appropriately addressed through planning conditions rather than requiring detailed assessment at this stage.

The Local Highway Authority has considered surface water matters in its consultation response and has raised no objection to the proposal, subject to conditions requiring the surfacing and consolidation of the access and measures to prevent private surface water from discharging onto the public highway. These conditions provide a suitable mechanism to ensure that the development does not worsen existing surface water conditions along Ashley Lane.

Detailed drainage design, including the precise specification and siting of any soakaways or other sustainable drainage features, can be satisfactorily controlled through a planning condition requiring submission and approval of a surface water drainage scheme. Such a scheme would ensure that runoff from the development is managed on site and designed to accommodate the 1 in 100 year rainfall event, including an allowance for climate change.

Conclusion

Subject to the imposition of conditions requiring the control of surface water runoff and preventing discharge onto the public highway, the proposal is considered acceptable in flood risk and drainage terms.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

The Council's Ecology Officer has assessed the proposal in detail, having regard to the submitted Preliminary Ecological Appraisal, Biodiversity Net Gain (BNG) documentation and supporting plans.

The application site comprises predominantly hardstanding and areas of poor condition modified grassland of low ecological value, bounded by existing hedgerows and a tree line which contribute to local ecological networks. These boundary features are to be retained as part of the proposal.

With regard to protected species, the Council's ecologist has confirmed that the existing barn offers negligible roosting potential for bats, and that the site does not provide suitable habitat for great crested newts. Evidence of badger activity was identified outside of the red line boundary only, with no setts or activity within the development area. In all cases, the level of ecological risk is considered low, and appropriate precautionary measures can be secured through planning conditions.

The application site lies within a consultation zone associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The proposal has been screened under the Habitats Regulations and it has been concluded that, having regard to the scale and nature of the development, the retention of boundary vegetation and the absence of additional lighting, the development is not likely to result in significant effects on the SAC. The proposal is therefore screened out of Appropriate Assessment.

Following the receipt of the Council's initial holding objection, the applicant has submitted updated Biodiversity Net Gain (BNG) information and revised plans (June 2026). These updated documents address the previously identified discrepancy in site area, confirming a consistent red line of 0.55 hectares across the application and BNG metric. The revised plans also incorporate ecological enhancements, including habitat piles, bird and bat boxes, and confirm the retention and protection of boundary vegetation.

The submitted statutory biodiversity metric demonstrates a net gain of approximately 10.9% in habitat units, exceeding the minimum requirement of 10%, with all trading rules satisfied.

Having reviewed the updated information, it is considered that the matters raised by the Council's Ecology Officer have been satisfactorily addressed. The proposal raises no in-principle ecological objections and can be appropriately controlled through the imposition of planning conditions, including those relating to biodiversity enhancement, habitat management and monitoring, and the protection of retained boundary vegetation.

Other Matters

Consistency with Recent Decisions

The Local Planning Authority is mindful of recent decisions refusing residential development in the Ashley area, including at The Stables, Doctors Hill (PL/2025/09732) and Merkin Farm (PL/2025/04403). Those cases are materially different from the current proposal.

In both instances, the applications sought either to regularise unauthorised residential use or to introduce an unrestricted market dwelling in the open countryside, without robust functional or financial evidence demonstrating an essential need for a rural worker to live on site. In addition, the retrospective nature of the development at The Stables resulted in entrenched harm to the openness of the Green Belt and the character of the Cotswolds National Landscape.

By contrast, the current proposal at Soho Grange Stud is prospective, supported by an independent appraisal, and seeks a temporary permission expressly to test the claimed essential need associated with a commercial equestrian enterprise. The proposal includes mechanisms to control and review impacts over time, and does not seek to establish a permanent or unrestricted residential use. The differing outcomes therefore reflect material differences in circumstances rather than any inconsistency in decision-making.

Reference has been made in representations to the dismissed appeal at the site in 2013 (APP/Y3940/A/13/2200283). This related to an application to construct a dwelling combined

with a general purpose agricultural building, which would have an overall footprint of c16m x 18m. It was proposed to be a steel portal framed building with a maximum ridge height of 6m.

The Inspector in that case accepted that an essential functional need for a rural worker had been demonstrated and that the proposed enterprise had the potential to become viable over a trial period. However, the appeal was dismissed primarily on the basis of the identified harm to the openness of the Green Belt and the character and scenic beauty of the Area of Outstanding Natural Beauty, particularly as a result of the scale and prominence of the proposed hardstanding and associated development.

The current proposal differs from the dismissed scheme. In particular, the development is significantly more contained within the existing equestrian holding, gives rise to a reduced level of harm to openness and landscape character, and is supported by a clearer and independently assessed business case. In addition, the proposed dwelling is expressly limited to a temporary period in order to test the functional and financial justification for the enterprise.

The conclusions of the previous appeal are therefore noted; however, the differing circumstances and reduced level of harm associated with the current proposal mean that it does not preclude a different outcome in this case.

Pre-commencement Condition Agreement

Pre-commencement conditions have been identified as necessary in this instance to ensure that key matters, including biodiversity protection and surface water management, are addressed at the appropriate stage of development. These conditions meet the tests set out in national planning policy and are considered reasonable and proportionate and relate to ecology and drainage. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 12 June 2026.

PLANNING BALANCE AND CONCLUSION

The proposal represents inappropriate development within the Green Belt by virtue of the temporary rural worker's dwelling and therefore carries substantial weight against it. In addition, the introduction of a dwelling would result in a degree of harm to the openness of the Green Belt and, to a lesser extent, to the character of the Cotswolds National Landscape.

However, these harms must be weighed against the benefits of the proposal. These include the support and expansion of an established rural enterprise, the provision of on-site accommodation to meet an evidenced essential functional need, improved animal welfare outcomes, and the delivery of a measurable biodiversity net gain in excess of the statutory requirement.

Significant weight is given to the independent appraisal which confirms both the functional need for a worker to reside on site and the realistic prospect of the business becoming

financially viable over the temporary period. The proposal has been intentionally limited to a temporary permission to allow this need to be tested.

Objections have been raised regarding the availability of housing in the local area and the potential for the applicant to rent accommodation nearby. These points are noted. However, the test under national and local planning policy is not one of housing affordability or market availability, but whether there is an essential functional need for a rural worker to live at or in the immediate vicinity of their place of work. In this case, the need arises from the operational requirements of the equestrian enterprise, particularly in relation to animal welfare and emergency response, and has been assessed on that basis.

The Local Planning Authority is also satisfied that the development would not result in unacceptable impacts in terms of landscape, residential amenity, highway safety, drainage or ecology.

Taking all matters into account, including the identified harm to openness of the Green Belt, it is considered that the combination of the identified benefits amounts to very special circumstances which clearly outweigh the harm to the Green Belt and any other harm identified. The proposal is therefore considered to be acceptable and accords with the identified policies of the Wiltshire Core Strategy, the NPPF and saved Policy H4 of the NWLP.

RECOMMENDATION: That Planning Permission be GRANTED, subject to conditions

1. Time limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. Compliance with Submitted Documents

The development will be carried out in strict accordance with the following plans and documents:

- Proposed Site Plan_P06 2025 039-05 11 Jun 2026
- Proposed Block Plan_P05 2025 039-03 16 Apr 2026
- Design and Access and Planning Statement - AGM 2025 039 16 Apr 2026
- Site Location Plan 2025_039_01_P04 2025_039_01 Rev 04 16 Apr 2026
- Proposed Riding Manege Plan and Elevations 2025 039-09 9 Feb 2026
- Proposed Log Cabin Plan and Elevations 2025 039-08 9 Feb 2026
- Proposed Barn Plan and Elevations 2025 039-07 9 Feb 2026
- Proposed Muck Heap Plan and Elevations 2025 039-10 9 Feb 2026
- Biodiversity Net Gain Statement SEB3154_01a v2 received 11 Jun 2026
- Statutory Biodiversity Metric Calculation Tool SEB3154_01a v2 received 11 June 2026
- The Recommendations, Precautionary Protection Measures and Biodiversity Enhancements set out in Section 6 of the Soho Grange Stud, Ashley, Preliminary Ecology Appraisal, Seasons Ecology, Preliminary Ecology Appraisal - Soho Grange Stud SEB3154_01 received 9 Feb 2026

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. Temporary Workers Dwelling

The residential accommodation hereby permitted shall be occupied solely by a person solely or mainly employed in the equestrian enterprise at Soho Grange Stud, Ashley Lane, Box, or a dependant of such a person.

The permission hereby granted shall be for a limited period expiring on **30th June 2029**. On or before that date, the residential accommodation shall be removed from the site in its entirety and the land restored to its former condition in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. No additional residential structures, caravans, or mobile homes shall be stationed on the site other than that hereby approved.

REASON: The site is in the open countryside and within the Green Belt where residential development is strictly controlled. The temporary permission is granted in order to assess the ongoing functional and financial need for a rural worker's dwelling.

4. Ecological Protection

No development shall commence on site (including any vegetation removal or works to existing structures), until a construction plan and/or method statement for the protection of boundary vegetation and works within Root Protection Areas has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved documents.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

5. HMMP

No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:

- the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the

biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;

- the management and monitoring measures to maintain habitat in accordance with the statutory

Biodiversity Gain Plan for a period of 30 years from the completion of development has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

6. Artificial Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

7. Access

The development hereby permitted shall not be first occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

8. Drainage

Prior to the commencement of above ground works, a scheme for the disposal of surface water from the site, including from the riding manège and all areas of hardstanding, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on sustainable drainage principles, include details of any proposed soakaways or infiltration features, and demonstrate that surface water can be managed on site without increasing flood risk elsewhere, including preventing discharge onto the adjacent highway, for the 1 in 100 year rainfall event plus an allowance for climate change.

The approved scheme shall be implemented prior to the first use of the development and retained thereafter.

REASON: To ensure the development does not increase flood risk on or off site and to prevent surface water discharging onto the adjacent highway in the interests of highway safety.