

Bishop, Brook

From: [REDACTED]
Sent: 16 June 2026 09:29
To: Bishop, Brook
Subject: RE: Centre Of Pond 86m From 33 Greenway 54m From Greenway, Greenway, Tockenham, SN4 7PW : PL/2026/02788

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Hi Brook

Hope you are well.

I wanted to email you regarding the recent comments on the above planning application from Andrew Thomson and Ruth Phillips, Martin and Connie Jeapes, and Tockenham Parish Council.

Siting of Shelter and proposed change of use of area

Regarding the siting of the shelter, my client has chosen this area of the field for the horses as it is the best draining soil in the whole field. I understand that if the horses were kept at the bottom of the field (near the barn), the land would become far too muddy and waterlogged. This could then create an animal welfare issue which can easily be avoided by proposing to keep horses in an area of much freer draining soil such as the proposed. I understand that this area of the field is a sandy loam whereas the rest of the field is a heavier clay – which is unsuitable for overwintering horses. In addition, the area proposed will be a mix of its current use (agricultural) and proposed use (grazing of horses) as per the application.

Initially the shelter will be sited backing onto the hedge in its first grazing rotation. It is questionable as to whether the field shelter could even be seen from the neighbouring properties as each house is over 100m away (and downhill of the proposed site). Dimensions are also included in the Design & Access Statement along with photographs. Regarding horse manure, as stated the applicant will be collecting the manure in a pile in a corner away from the ditch, which will then be composted and used on their own market garden. Regarding water, I understand my client will be using an IBC for water – typically what has happened previously when sheep have grazed the land.

Ultimately, it is a **temporary moveable stable block** which as discussed during our validation stage has only been included in the application for completeness and transparency, it technically does not require planning permission.

Highways

My client can confirm that there will be no livery business, the proposed change of use is for horses to be kept on site that are owned by my client and ridden for personal enjoyment. There will subsequently be no need for multiple daily site visits – therefore meaning traffic flow will not increase from the existing established agricultural entrance.

Regarding PL/2025/09733 which has already been granted, this is standard agricultural track to a building. Ultimately, it is typical that a reinforced track to the barn is required for vehicles for the security of the local area using that road to avoid mud going on the road as my client has their interests and safety in mind. As mentioned previously, this section of the field can get very

muddy/waterlogged in winter, hence the need for a quality track for agricultural machinery to access the building and field.

'Office Unit'

There is no office unit on site, I understand my client has placed a temporary wooden shed on skids which they recently purchased second hand to store tools for management of the land and equipment for building the shed for which they have been granted planning permission. This shed is located a considerable distance from the public footpath which leads my client to believe that someone must have trespassed onto their land. Again, as this is temporary and moveable I understand this does not require planning permission either. There is no electricity connected to the land so this structure cannot be used for an office.

Highways comments re possible conditions

I am happy that the development is to only be used for private stabling of horses, and to accept the suggested condition, this is what the application was for anyway as outlined above. In response to the query on usage, as stated in the application, this application is for personal use, so the number of trips will be minimal, predicted to be a maximum of 1 per day. If an amended plan is required showing access to the equestrian land, this can be provided – but I trust it is fairly self-explanatory from my existing plans that access is across the field parcel.

Regarding the second comment, the existing gates are already set back some distance from the road, which you will have seen from your site visit. This gives sufficient space for a small horsebox to wait whilst unlocking the gates. Again I would stress that this is just for a couple of horses owned by the applicant, not a commercial livery enterprise with large horse boxes entering and exiting. It may also cause damage to the hedgerow to move the gates further back, and it would not be possible to do an 8m splay due to ownership either side of the access. Ultimately, the gates there currently have always been used to take 4x4 vehicles, tractors and agricultural machinery in and out the field which are existing traffic movements – so I hope this can stay the same with this reasoning.

I trust the above overcomes any concerns neighbours and the Parish Council may have, but please do come back to me if you have any questions.

Kind regards

[Redacted signature]

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