

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3430/C/23/3322739

DETAILS OF THE CASE

Appeal Reference

APP/C3430/C/23/3322739

Appeal By

MS JAYNE GOODWIN

Site Address

Upper Hattons Stables, Upper Hattons Farm
Pendeford Hall Lane
Coven
Staffordshire
WV9 5BD

SENDER DETAILS

Name

MISS SUZANNE TUCKER

Address

F B C Manby Bowdler Llp, Juneau House, Sitka Drive
Shrewsbury Business Park
Shrewsbury
Shropshire
SY2 6LG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Appellant's Final Comments.pdf
File name: Appendix 1 to Appellant's Final Comments - Statutory Declaration of Jayne Goodwin.pdf
File name: Appendix 1 - Exhibit JG11.pdf
File name: Appendix 1- Exhibit JG12.pdf
File name: Appendix 1 - Exhibit JG13.pdf
File name: Appendix 1 - Exhibit JG14.pdf
File name: Appendix 2 to Appellant's Final Comments - Appeal Decision 3316421.pdf
File name: Appendix 3 to Appellant's Final Comments - Lighting Specification.pdf
File name: Appendix 4 to Appellant's Final Comments - Roofing Material Specification.pdf

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Statutory Declaration of

Jayne Goodwin

Exhibit: "JG11"

STATUTORY DECLARATION

of

JAYNE GOODWIN

Exhibit "JG11"

This is the exhibit marked "JG11" referred to in the Statutory Declaration of Jayne Goodwin

Before me, NAOMI WHARTON

Solicitor/Commissioner for Oaths

Dated: 15 September 2023

STATEMENT OF JAYNE GOODWIN

FBC Manby Bowdler LLP
Juneau House, Sitka Drive
Shrewsbury Business Park
Shrewsbury
SY2 6LG
Reference: FBCMB/SRT/GOO841/1

I, **Jayne Goodwin of Upper Hattons Stables, Pendeford Lane, Coven, WV9 5DB** confirm as follows:

1. I am a qualified trainer of horses and riders, and established my business at Upper Hattons Stables, Pendeford Lane, Coven, WV9 5DB (which I shall refer to as the 'Site'), which is approved by the Association of British Riding Schools, which includes livery, riding lessons, and equine-based therapy and tuition.

The Site

2. I purchased the Site in March 2000 with the intention to build a home and an equine business.
3. At that time, the Site was part of a derelict farm, some of the former farm buildings on the wider landholding had already been converted to commercial units occupied by businesses including:
 - a. a well-established taxi company - Codsall Cars, which grew to a significant enterprise, with around 40 vehicles that would come and go along the shared accessway throughout the day;
 - b. a large film and recording studio – which was frequently attended by clients in large groups, arriving by coach and minibus; and
 - c. a music recording studio attended by groups of bands etc. also often arriving in minibuses.
4. The music recording studio continues in operation, and there is now a smaller taxi firm operating from a different unit within the wider site.
5. The land that I purchased was in existing use for a small livery and the rest of the fields were farmed by local farmers. The barns within the Site were being used by numerous private individuals to store cars, many of which I had to clear myself when I took the Site on.
6. I established my livery business from the outset, and secured planning permission for change of use of the agricultural barns within the Site to horsiculture. I also applied for, and secured, planning permission for the conversion of two of the barns on the Site to dwellings, and occupied a mobile home on the site until the conversion work on what is now my current home was completed, which I moved into in around 2007. I sold the other barn with the benefit of planning permission, and it is now occupied as a separate residential dwelling.
7. It was also around 2006/2007 when I began providing formal equine tuition, including British Horse Society exams and instructor training; and in around 2008/2009 I started to take on disabled children referred by Wolverhampton City Council, working with the

horses as a form of therapy. In around 2007 I registered with an education provider 'Total People' who referred students to me and who provided Maths and English tuition to the students whilst they were on site.

8. I expanded my work with children with physical and learning disabilities as a form of equine therapy in 2009 after my divorce, taking children primarily from junior schools catering for special educational needs, in morning and afternoon sessions, 9 groups per week, (Mondays to Thursdays).
9. The riding school, which provides more standard private tuition quickly developed out of my work with disabled children, as siblings of the children that were coming for those specialist sessions also wanted to have riding lessons.
10. In 2015 I secured planning consent for, and constructed a large manège, which is used for riding lessons, exercising the livery horses and for the therapy sessions. The manège is larger than the standard size, and can be sectioned off to allow various activities to be ongoing at the same time.
11. The wider Site is comprised of c.38 acres and it is at capacity – I cannot take on any more horses save for replacements if a horse dies or a livery horse is moved away. Some of the livery clients are short-term, for example, I often have members of the armed forces from Cosford, who might be placed there on deployment and who bring their horses to the local area, and also some who are deployed abroad who place their horses with me to care for whilst they are away. Consequently, the total number of horses on the Site fluctuate from time to time, but generally the overall number remains consistent.
12. I commissioned the construction of some permanent stable units on the Site (which I shall refer to as the '**Stables**') to replace other timber structures that had stationed in various locations within the Site over the years and which had become dilapidated; latterly these comprised two large partitioned blocks each providing seven individual stables (14 in total), (I shall refer to these as the '**Previous Stables**'). As the Stables were replacing the Previous Stables I wasn't aware that I needed planning permission for the Stables, but I sought retrospective planning permission for them when invited to do so by the Local Authority.
13. The need for the Stables is not driven by expansion of any part of the business, but it is simply a consolidation and enhancement to the equine therapy sessions that I run, to enable a better quality experience for the young people that I support.

Concrete Pad, use, structures and Previous Stables

14. I refer to **Exhibit JG1**, which is an annotated site plan. When I first took occupation of the Site, the area where the Stables are under construction (as is shown edged and shaded red on Exhibit JG1, to include the courtyard area enclosed by them, and which I shall refer to as the '**Stables Land**') was a pre-existing concreted area which formed part of the original farmyard (I shall refer to this as the '**Concrete Pad**').
15. I refer to **Exhibit JG2**, which is a series of photographs showing the Concrete Pad in 2000 shortly after I purchased the Site. The whole area comprised in the Stables Land was concreted and has been so since that date.
16. Over the years I have stationed a number of structures and mobile stable units on the Stables Land. **Exhibit JG3** is a series of images taken from Google Earth set against a series of indicative drawings I have prepared myself which show the general arrangement of the structures on the Stables Land since I first took over the Site.
17. When I first moved to the Site in 2000, there was an old static caravan stationed on the Concrete Pad, left by the previous owners, there were also some wooden shed-type structures which I understand had previously been used to house pigs; I re-purposed these to use for my horses, and for a small office but the structures required ongoing maintenance and repair. I sited my own static caravan and a touring caravan on the Concrete Pad. This layout is evidenced in the Google Earth images up to 2003, however, whilst later Google earth images (e.g. the one dated 12 05 2006) appears to show fewer structures on the Concrete Pad, this is because I relocated some of the structures elsewhere within the Site sometimes, as the business required, but generally speaking, between 2005 and 2010, the layout was as approximately shown on site layout no. 2. Between the period 2011 – 2015 (approximately), one single large wooden structure was stationed on the Concrete Pad which we used for stabling; we used the livery and riding school areas alongside this and planned to replace the wooden structure with a more permanent solution; however, in 2015, I was diagnosed with Cancer and to the plans to upgrade the stabling were put on hold, although I continued to work and provide tuition and therapy whilst I was receiving treatment. This wooden structure remained on the Concrete Pad and in use for stabling and storage until approximately late 2019- early 2020 when I began to clear the Stables Land with a view to replacing the old wooden structures. I relocated the Previous Stables onto the track that run adjacent to the stables marked on the Plan at Exhibit JG1 as the 'Sick Bay Stables' and used them in that location whilst clearing the Stables Land.
18. Having cleared the Stables Land, I stationed the Previous Stables back on the Concrete Pad, in a parallel configuration, in a similar alignment to the Stables; it is much better to

have them located on the concrete as it is far less muddy and dirty than when used on bare ground. I refer to **Exhibit JG4**, which is a series of photographs of the Previous Stables when stationed on the Stables Land in 2020. The Previous Stables remained on the Concrete Pad in this configuration, until construction work commenced on the Stables, in May 2022.

19. Since ceasing work on the construction of the Stables I have had to station part of the Previous Stables on the Stables Land as I need the units for those, but some of the units were completely dilapidated and unusable and have been dismantled, leaving only 6 that are usable.
20. Since I first took on the Site in 2000, I have always used the Stables Land in connection with the business, for stabling and storage, and for therapy and training. The courtyard area is used for the therapy sessions, allowing the students to have hands-on experience with the horses; it is also used for practical demonstrations of animal care and grooming, as well as when professionals visit the site such as the equine Dentist, the Farrier and the Vet, who talk the students through what they are doing.

Equine Therapy & Tuition

21. Assisting young people was not something that I have intended to pursue when I first occupied the Site but in 2003-4 I was approached by Rodbaston College equine department and asked if I would provide work experience one day a week for a young person (who I shall not name but shall refer to as 'CP'). That was the catalyst for the equine therapy side of the business.
22. I discovered that being on the Site and helping out with the horses facilitated a way of breaking through to young people with personal emotional and behavioural challenges. Giving them skills to be around and to care for animals in an appropriate way presented a building block to help them learn how to engage with and communicate with people and gain valuable life skills, enhancing their skills and in some cases their employability.
23. CP was part of a programme provided by Wolverhampton Local Education Authority (LEA), for young people who were not in mainstream education and who were needing alternative provision; they were looking to offer an alternative approach which provided education and skills delivered in a more practical way, to include focussing on a subject that the young people were interested in i.e. horses. Rodbaston College, Walsall College, and Wulfrun College were all working with Wolverhampton LEA to engage with what we now refer to as 'alternative providers'.
24. Rodbaston College contacted me as they found CP to be too disruptive and challenging for them to continue with her; at the age of 14, CP had already exhausted all the possible schools available to her and this programme was last opportunity to be educated. I

remember being very intrigued as to what it was that could possibly make a young person of 14 years of age so difficult that a College could no longer accommodate her. CP started with me just one day a week; after a short time and getting to know CP a little better, I asked her why she had had such problems at school, given that when she was with me, she was a lovely respectable young girl. Her answer will stay with me forever, she said, “you hear me, and you always say please and thank you” and that was it, so simple. After a few weeks I was asked by Rodbaston Collage if CP could be with me 5 days a week, which I agreed to. CP learned equine skills and I also helped her with her English. That arrangement continued for two years, and when CP was 16, I employed her as a full-time yard person, and she remained employed for a further six years in the same role until she started her own family.

25. Not long after CP had joined us, I was approached by not just Rodbaston College again, but also Walsall College and Wulfrun College, in respect of other young people that they had on the programme but who were struggling. I accepted these other young people as well (I shall refer to them as SR, JP and EW). I worked with these young people and with their respective Colleges, on an informal, ad hoc basis, until about **2006**, by which time I had several young people join me for work experience placements, not all of whom settled successfully, but I realised it was something I not only really enjoyed doing but something I was good at, and I decided it was time to formalise the arrangement.
26. I found through this experience that I could encourage the students in learning Maths and English simply whilst spending time with them with the horses, for example by encouraging them to work out the nutrition quantities, and asking them to write down what they had done that day. When they were relaxed and focussing on an activity they enjoyed, outside of a classroom environment they were more receptive to being encouraged to think about Maths and English, and I found that they learned well this way.
27. More formal tuition initially took the form of the BHS equine qualifications which I ran for anyone wanting to learn and take qualifications, in particular those wanting to get into the equine industry – they start with simple yard duties, grooming, leading a horse, but also included riding lessons and instructor training.
28. In around 2006, I registered with a company which subsequently became ‘Total People’, a training provider for young people, under which arrangement, the young people that were signed up to an official pre-employment and educational course. The course involved me teaching the students equine skills and British Horse Society (BHS) qualifications, alongside which Total People provided Maths and English, in the tack room, whilst the young people were here on site. The course that I provided in collaboration with Total People was, in effect, a combination of a college course and an

apprenticeship. I continued with this work until approximately 2008 when I stopped only due to my personal circumstances – I was going through a divorce.

29. In 2009 once my divorce was finalised, I decided that I wanted to make the assistance that I could provide for young people, alongside the other elements of my equine business, more structured. I therefore approached Wolverhampton City Council who contracted with Upper Hattons Stables to provide Equine Therapy to local schools for children with physical, emotional, and learning disabilities. I contacted local Schools (including -Penn Hall School, West Croft School, Green Park School, Wightwick Hall School, all of which largely cater particularly for children with physical disabilities or learning). I had anticipated several groups a week, but there was a great deal of interest, and I took 9 groups a week, holding separate morning and afternoon sessions Monday – Thursday.
30. In 2009 I became a foster carer alongside everything else, and I continue that today; becoming a foster carer really highlighted the need for alternative provision for local young people. During the last 14 years I have fostered many children for South Staffordshire, Staffordshire, and Wolverhampton Councils; most of the young people in my care have not been able to attend mainstream school and have attended alternative providers instead. Over the last 14 years I have provided many opportunities through therapy and training at the Site for young people to learn skills such as equine skills, social skills, self-confidence, self-worth and employability at the Site.
31. Over the years I have worked with young people referred to me by South Staffordshire, Wolverhampton, Staffordshire, Black Country, Walsall, Sport England, Sportivate, and West Midlands Police; and also Social Services from Wolverhampton, South Staffordshire, and Staffordshire. All the young people come for different things as they are all individual in their needs, some for equine therapy, riding lessons for fun, balance, confidence, employability, or motor skills. Some young people, through the equine courses, move towards employability; for some, our small animal courses and equine therapy helps with trauma and to help them learn how to deal with their emotions.
32. In 2015 we gained planning approval for an outdoor manège which has been a great addition as it gives us more space to offer tuition and for exercising the horses. We also began obtaining horses that no longer had a use to others, but which have many years of therapy work to offer.
33. In 2016 I was diagnosed with Cancer and although I had to slow down, I did not stop providing therapy and courses to young people throughout my treatment and recovery.
34. I began collaborating with Graham Coffey of Bespoke Education, to provide the alternative education courses, as we found that we could support the young people in a more comprehensive way, and help more young people, if we worked together. I have

always helped the young people that I work with in learning core skills such as Maths and English as part and parcel of the therapy and tuition that I provide, by using the practical , but it is not delivered in a formal way which gives the students the opportunity to gain qualifications in that context, but rather it was a more integrated and intuitive approach to incorporating those skills alongside the equine therapy and courses. Bespoke are registered to work with Local Education Authorities as a preferred alternative provider, supporting them to ensure that children with particular needs are catered for in the local area. Bespoke provide the Maths and English tuition as an accredited course.

35. When I first started out, there was no specific expectation from the Local Authorities or Government that the Maths and English offered would be formal or lead to qualifications; I therefore incorporated it into the daily activities. The system now requires alternative providers to provide more structured Maths and English. The children that we deal with cannot cope in a classroom scenario, and so the qualifications are delivered on Site, but Bespoke can provide those formal qualifications that are now required.
36. If a child becomes stressed or distressed at any point during the learning, being on Site allows us to take them outside and spend some time with the horses before returning to the more formal leaning. The LEAs that we work with place students with us that cannot cope in a normal learning environment, but which are able to thrive with our style of teaching. Our approach allows children not in mainstream education to gain the level of learning that is required. Bespoke also facilitate the small animal courses which we provide on Site, which help the young people learn life skills an allow some students to build up to the equine courses, some of whom are initially daunted by the larger animals. **Exhibit JG5** is a letter from Graham Coffey detailing his involvement, and that of his Company, in the tuition and therapy provided at the Site, including NVQs and EQUs.
37. The courses offered vary in terms of their content, focus and duration depending on the individual students and their needs as well as on the referring body's requirements and the degree of funding available for each placement. They can range from a 5-week course up to 28 weeks (i.e. a full school year), and students may enrol again upon completing one course.
38. It is very rewarding to be able to share my passion with the young people who, through learning about the animals and how to work with them, learn life skills, social skills, self-confidence and much more, alongside the additional Maths and English skills.
39. **Exhibit JG6** is a series of photographs of some of our students taking part in courses on the Site. **Exhibit JG7** comprises two letters written by previous students and one by a team mentor. The two students (Fig. 1 and Fig.2) were referred to me via the Black Country Impact scheme which supported unemployed people up to 25 years of age who

suffer with long term mental health issues. The Team Mentor (Fig.3) was a signer who assisted me when I had a deaf student referred to me; again this was part of the Black Country Impact scheme.

40. I also refer to **Exhibit JG8**, which is a letter from Lisa Hannon, a Registered Manager at Horizon Care and Education, who themselves deliver personalised learning programmes but who also refer particular students to us.

Facilities for providing therapy and tuition – the need for the Stables

41. All of the courses described above have been given on Site within the existing buildings, including in the Barn, and in the livery mess and tack rooms. We also deliver tuition and therapy sessions outside in the manège and work with the horses on the concreted area where the Previous Stables were located and where the Stables are now constructed. We use the outside spaces to demonstrate and engage the young people in equine skills such as grooming and equine care, including observing the vet and farrier and equine dentist when they are on Site.
42. Whilst we have managed over the years with the facilities that we have, delivering tuition in an ad hoc way wherever there is space within the barn and livery areas, as well as using various structures on the Stables Land, including the Previous Stables. The Previous Stables, have been relocated within the Site as required, and been used, repaired and rebuilt many times, and have now eventually, for the most part, have become unusable and unsafe. It was at this point that I started to replace them with the Stables, which will comprise stables, tack rooms, storerooms, feed rooms and internal teaching spaces.
43. Whilst the use of the existing facilities has been adequate, over time I found some of the livery clients were becoming upset with having to share facilities, that they were paying for, with the young people, however we have continued as best as we could.
44. The Stables will provide a separate area where the young people can spend time with the horses, learn about animal care, nutrition (in the feed store) and tack and grooming (in the tack store) and have hands-on experience with the animals in the courtyard, whilst being safely contained away for the rest of the yard. This will help us provide a safer and more secure environment for the therapy students. There would also be a separate space where Maths and English etc can be taught, whilst still within the relaxed environment of the wider Site, but separated from the livery and other clients. The young people we work with do not learn well, or at all, in a classroom environment, for many of them it triggers their anxiety or other issues. This will enable us to provide Maths and English with Bespoke Education from entry level to Level 3 alongside the small animal,

- equine courses and therapy. The learning spaces within the Stables will be relaxed rooms, not set up to look like class rooms at all, so as to encourage the young people to engage with the learning in an informal and relaxed way.
45. We also offer equine industry recognised qualifications from the British Horse Society, and The Association of British Riding Schools. We hope to expand the choices of programs we offer into land-based learning, which includes practical countryside skills, for example, fencing, weeding, fertilizing and farm work generally. This will enhance the options available to the students and will help further support the Local Education Authorities in finding appropriate course for the students that they are looking to place with us, but the number of placements will remain consistent.
 46. Such courses are available elsewhere – for example, Rodbaston College offer this sort of course offering practical skills to students with learning disabilities, they also offer the small animal course that we provide on site; but the difference between the work that we do, is that we can cater for the students who present particular behavioural challenges: Rodbaston College refer such students to us. We also support young adults as well as school age children in such learning, some of whom are self-funded, others who are funded by grant schemes such as National Lottery, Sport England, and the Olympics.
 47. I refer also to **Appendix JG9**, which is a letter from MP Gavin Williamson, who has supported my work with young people over the years. I know him well, as his daughters had riding lessons at the Site for several years, at which time he would attend on a weekly basis and would chat to me about the equine therapy; he is passionate about education and was very supportive of what I do here, and he highlights the need for the equine therapy and the benefits of it to local Authorities.
 48. The Stables will only house horses used for the therapy and tuition work with young people and my own personal horses, it will not be used to expand the Riding School or Livery businesses. The Stables are located on an area within the Site which has been used for many years in association with the business, the only distinction and the key benefit is that the equine therapy can be contained in one place rather than encroaching into the livery and riding school areas.
 49. Currently I have to use the space within the Barn and livery areas, the mess room etc for internal tuition, including for teaching Maths and English to the students, which presents a conflict with paying clients, especially the livery clients.
 50. Use of the Stables will not increase the number of young people that come to us but we will be able to provide a better experience to those that do attend, which will improve their learning and lead to even greater success for them.

51. If I cannot use the Stables, I will need to reduce the number of therapy students that I can take on, as I cannot continue with the ad hoc use of the barn and other spaces for the tuition due to the conflict with my livery clients who pay for the use of the facilities and internal space. The livery and riding school are the income-generating parts of the business; the equine therapy is funded through the various referring bodies, but it is not profit-making – I do it because I enjoy helping the young people enhance their capabilities.

The Business

52. My mindset and incentive when working with young people has always been to offer something back never for profit; the construction of the Stables has been and shall continue to be funded by the livery and riding school elements of the business. The entities referring young people to me pay a fee per student but that is needed to cover the overheads including staff, horses, and general running costs. Whilst it forms part of The Upper Hattons stables business, it does not generate profit, but is rather supported by the other aspects of the business.
53. At present we have c. 85 horses on the property (the exact number can fluctuate as horses come and go): 17 riding school horses which are used for the riding section, 13 retired or no longer fit to ride horses which we use for the therapy and care sessions, 21 livery horses, 7 staff horses, 25 breeding and young stock and 2 personal horses. The wider Site extends across c.38 acres, and I currently have horses being kept across the full extent of that; the Site is at capacity currently and it cannot accommodate any further expansion, nor do I intend to expand the business further in the future.
54. I employ 7 full time and 3 part time staff across the business currently. My employees are generally local to the area: Wednesfield, Bushbury, Penn, and some have come from Telford in the past. Some drive to the Site, some cycle and some use public transport – there is a bus service to Pendeford Business Park which is only a 15-minute walk to the Site, either via quiet country lanes or along the canal and footpath.
55. We also take on numerous students on work experience placements, and are a preferred provider for work experience for the equine students attending Rodbaston College. Other local schools also send people to us for their compulsory end of year work experience placements; they generally attend in the Summer months, and sometimes I will have 2-3 at a time; they help with mucking out and other basic yard work.
56. It is no longer viable for us to use the livery and riding school yards, feed rooms and tack rooms for learning and breaks associated with the therapy side of the business, as a

number of the livery and riding school clients have expressed a dislike of having to share when they pay and several have moved elsewhere due to the young people using their facilities, which I cannot sustain long term.

57. The separation of the tuition associated with the equine therapy activity from the other business aspects, as is the intention behind constructing the additional rooms alongside the stable unit within the Stables, will mean that additional staff are required i.e. 3 full-time and 1 part-time role will be generated, as the present staff will stay working within the existing yards and buildings.
58. My business has been running for over 20 years from this Site, and it is therefore shown to be viable and sustainable; I have no intentions to expand it further but rather to enhance the facilities to better service the existing clients and students.
59. I refer to **Exhibit JG10**, which is a letter from my Accountant to this effect.

Design and materials & visual impact

60. In my experience in the equine business, the design and materials of the Proposed Stables, being of breeze block construction, with timber rafters and profiled sheeted roofing, are one of the most common design and materials for stabling units; the other design that is also common is the American-style barn.
61. As far as I am aware, due to the location of the Stables within the Site, none of my neighbours can see the Stables from their residential properties.

Jayne Goodwin
9 August 2023

Exhibits:

Exhibit JG1	Annotated Site Plan
Exhibit JG2	Photographs of Concrete Pad in 2000
Exhibit JG3	Google Earth images with site layouts
Exhibit JG4	Photographs of Previous Stables in the Stables Land
Exhibit JG5	Letter from Bespoke
Exhibit JG6	Photographs of training courses at the Site
Exhibit JG7	Letters from students and Team Mentor
Exhibit JG8	Letter from Horizon Care and Education
Exhibit JG9	Letter from Rt. Hon. Sir Gavin Williamson CBE MP
Exhibit JG10	Letter from K A Thompson (Accounting) Limited

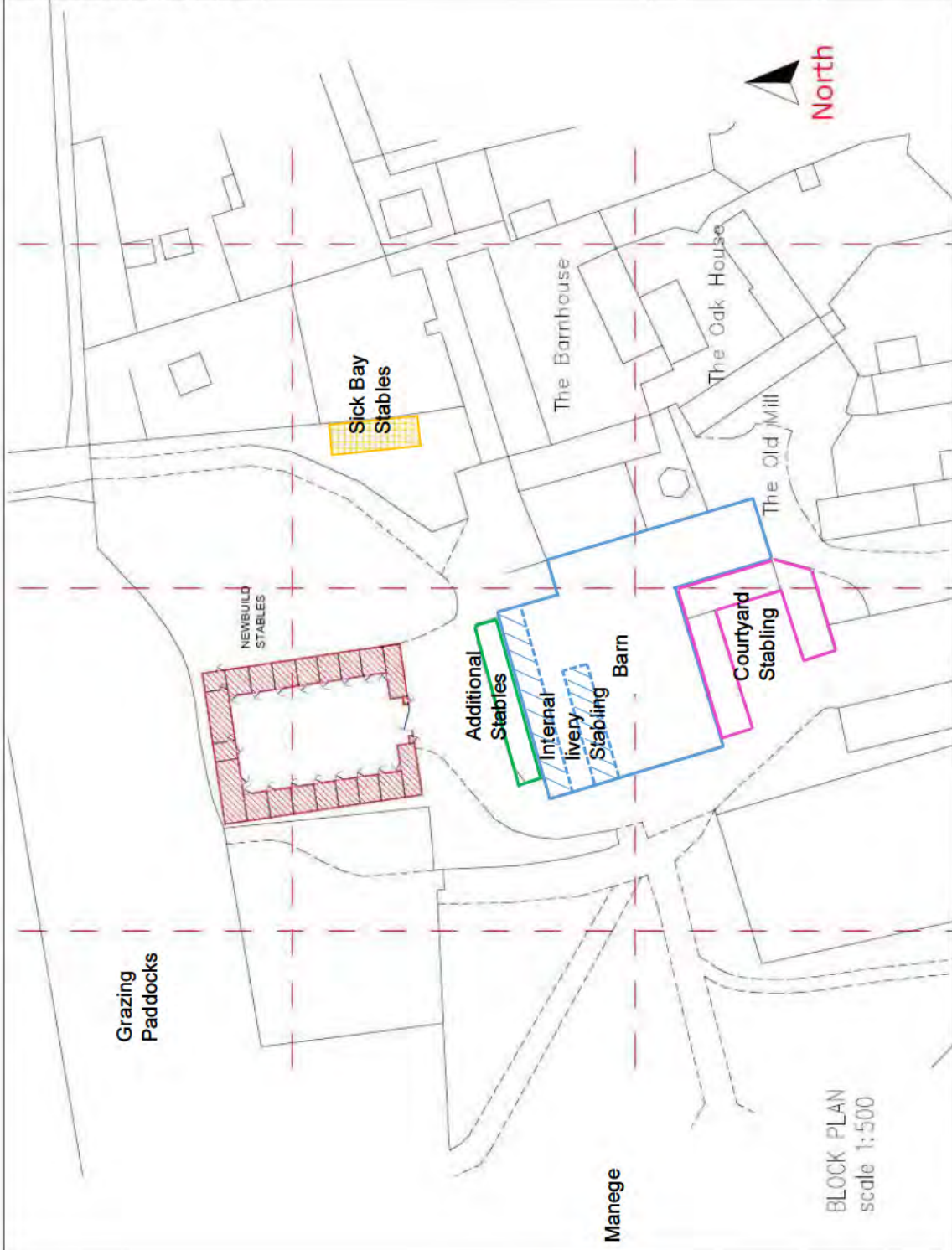
Jayne Goodwin
Upper Hattons Stables
Pendeford Hall Lane
Wolverhampton WV9 5BD

Proposed New Stable Block on
existing concrete slab

Block plan

1 : 500

2022-31-02



Photographs of the Stables Land taken in 2000 showing the Concrete Pad







Google Earth

Imagery Date: 4/4/2021 52°38'17.93" N 2°09'52.61" W elev 103 m eye alt 399 m

26 08 2021



5

Approximatley 2019 to 2020 we began clearing the old structers from the site to replace them with new ones

and extended the stables opposite to relieve some of the livery / riding school stables

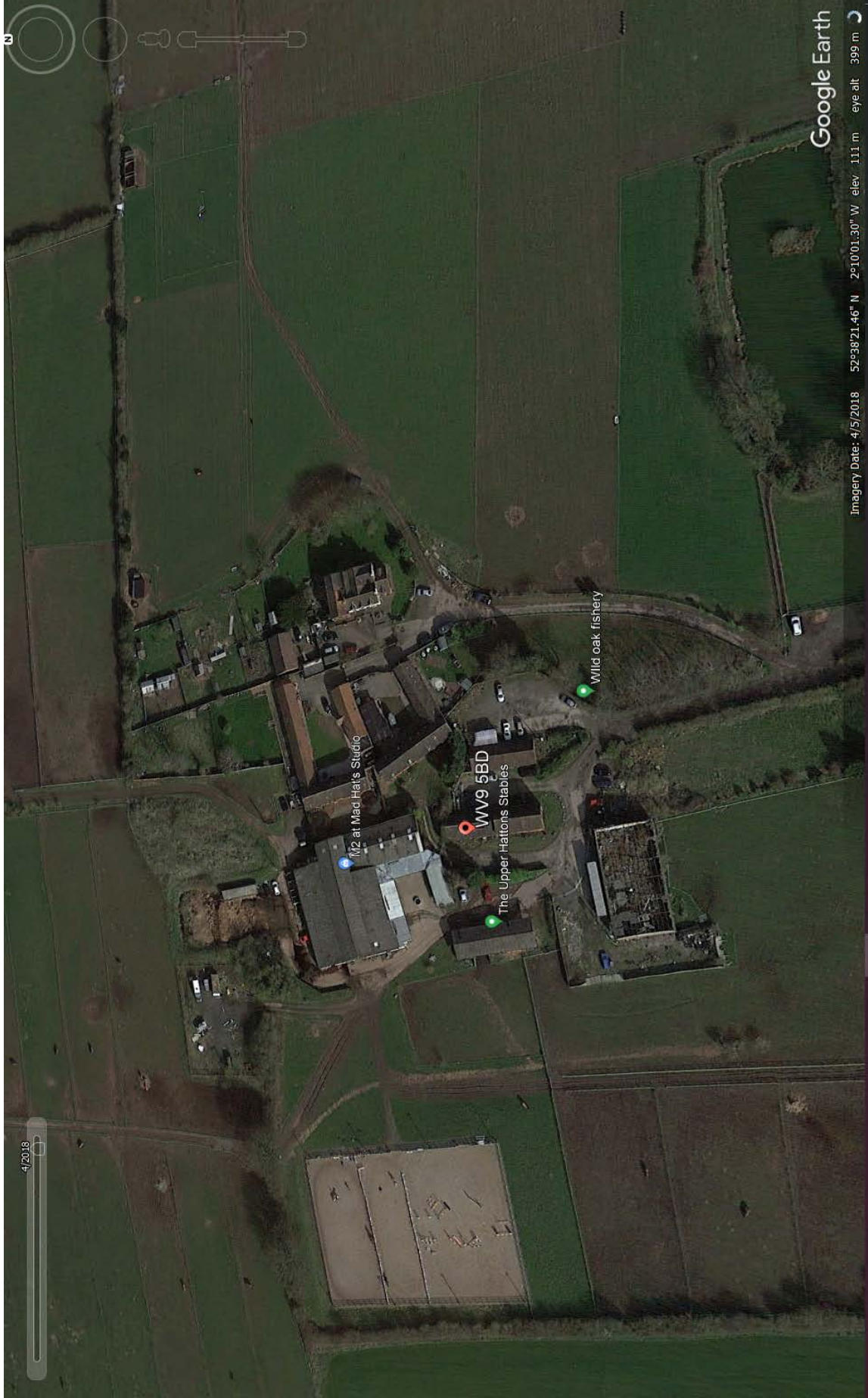
Wooden Structure

Stables

Wooden Structure Feed and store room



14 / 05 / 2019



05 / 04 / 2018



26 03 2017

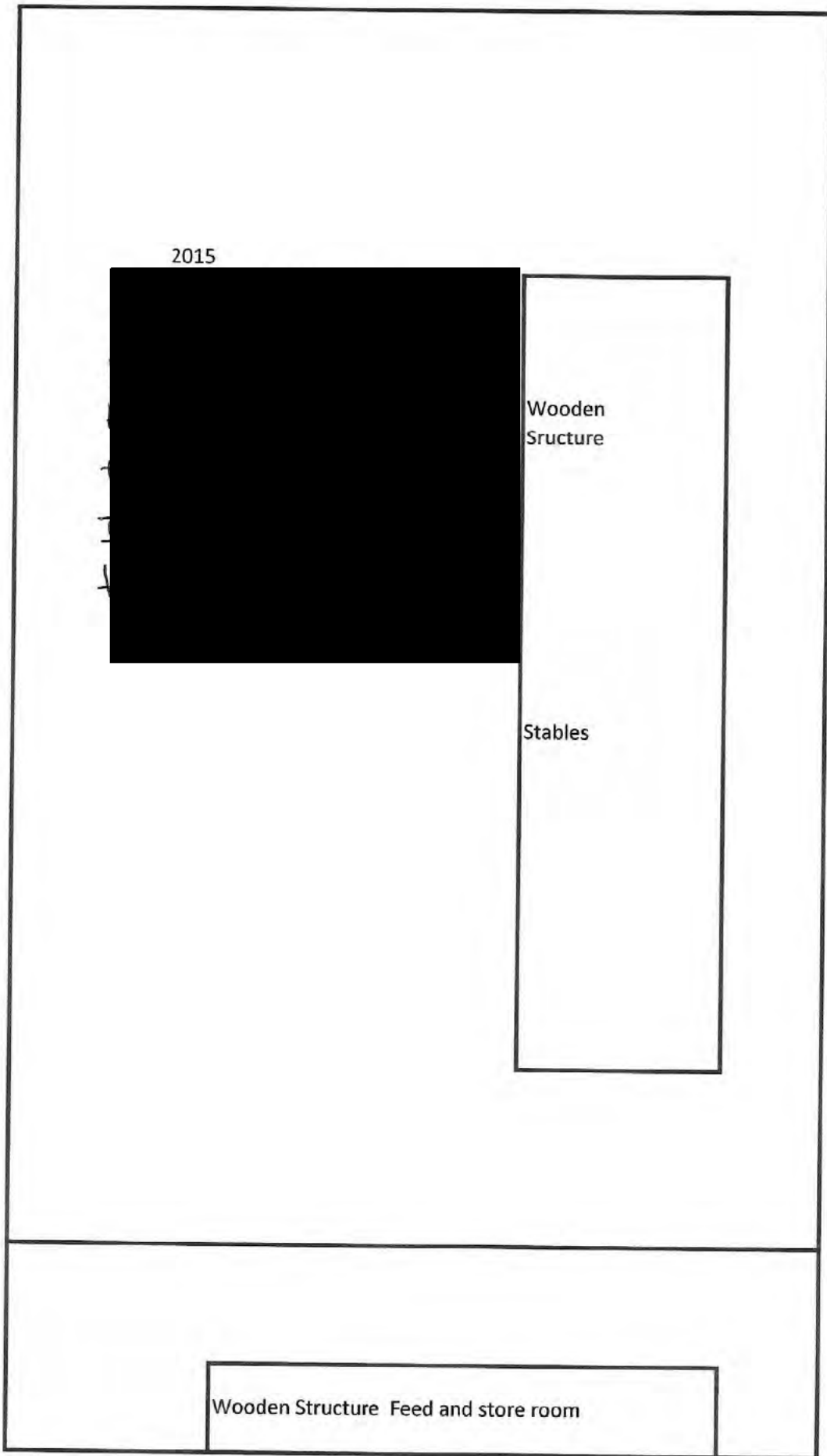


20 04 2016



14 04 2015

④



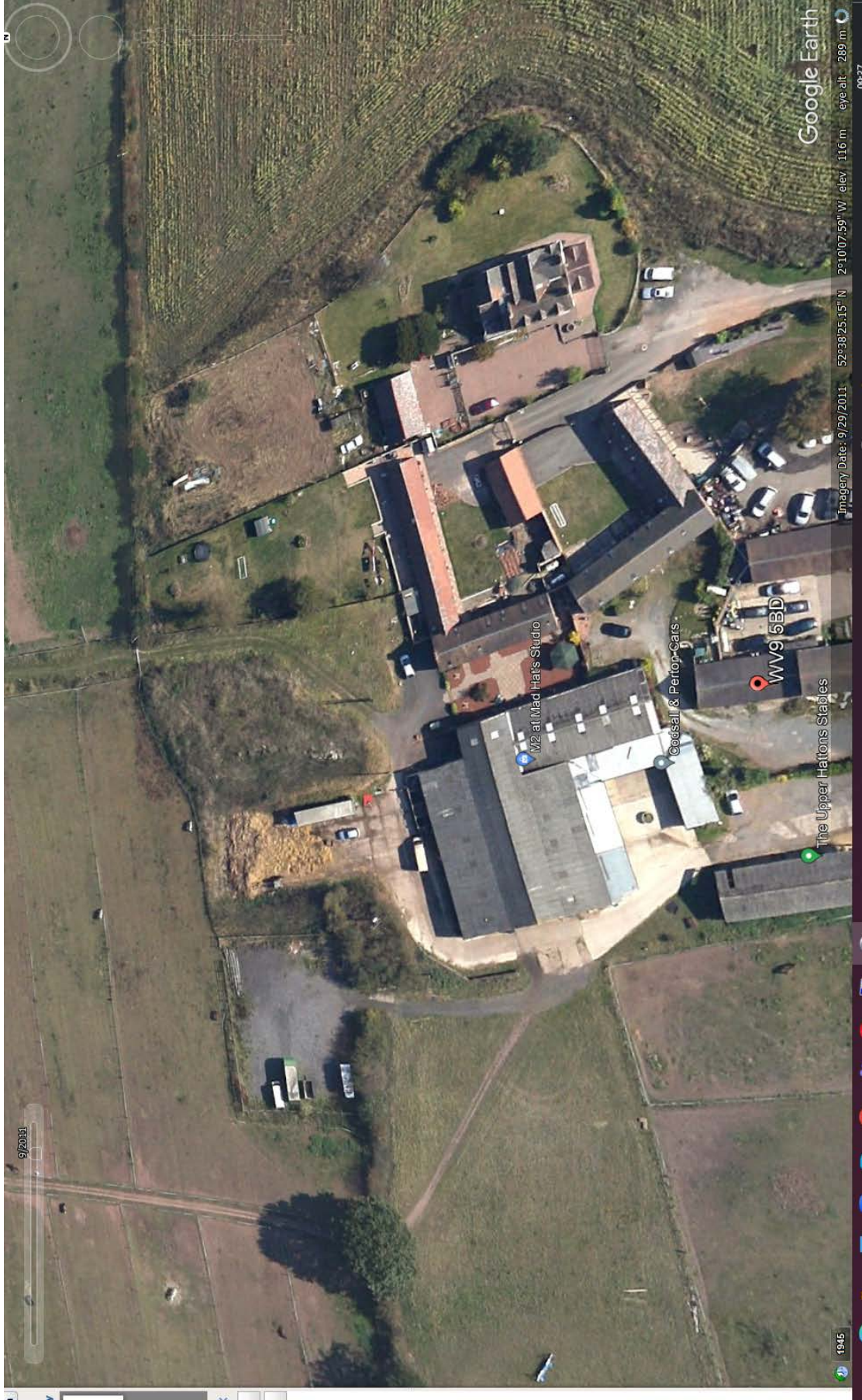
Approximatley 2011 to 2015 we managed the one structure and had to use the livery and riding school stables inside the barn and on the court yard.

During this time we were accruing funds to replace the previous structers

Wooden
Structure

Stables

Wooden Structure Feed and store room



Google Earth

Imagery Date: 9/29/2011 52°38'25.15" N 2°10'07.59" W elev. 116 m eye alt. 289 m

9/2011

Mad Hats Studio

Cousins & Peton-Cars

WV9 5BD

The Upper Haltons Stables

1945

29 09 2011



1945 12/2010 2021

W2 at Mad Hats Studio

Cowal & Perion Cars

Image © 2023 Getty Images/D

The Upper Hattons Stables

Google Earth

Imagery Date: 1/1/2010 52°38'25.62"N 2°10'09.85"W elev 117 m eye alt 289 m

1945

01 01 2010



8/2007

1945

M2 at Mac Hains Studio

Coodall & Perlon Cars

© 2022 Inoterra W & S F & D

The Upper Hattens Stables

Google Earth

Imagery Date: 4/14/2007 52°38'24.62" N 2°10'07.64" W elev 115 m eye alt 289 m

14 04 2007



2

11/2006

1845

12 05 2006

Google Earth

Imagery Date: 5/12/2006 52°38'24.05" N 2°10'09.32" W elev 115 m eye alt 289 m

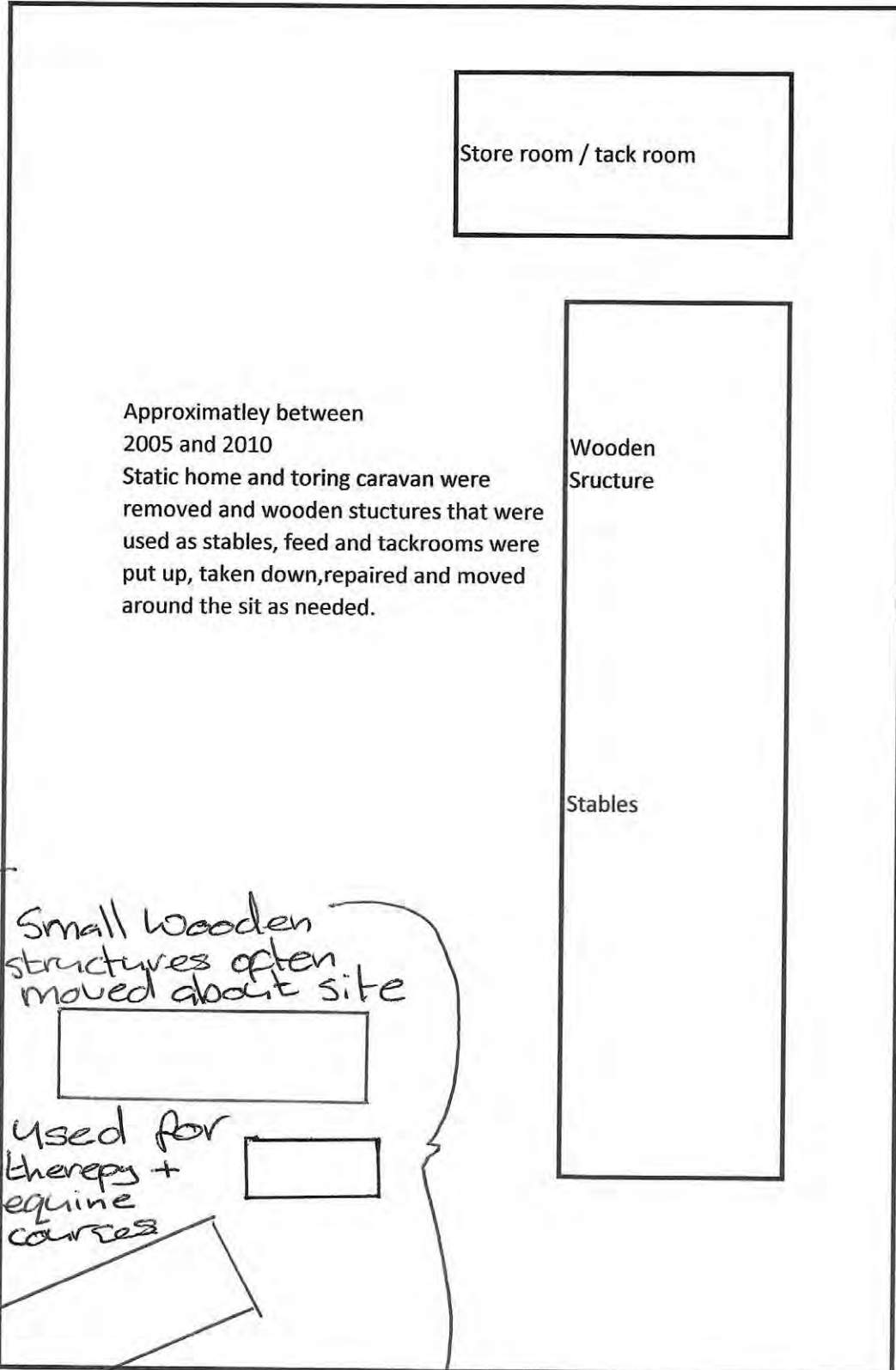
M2 at Mad Hats Studio

Cooksall & Perton Cars

© 2023 Inteltra W&A.F.R.D

The Upper Hattons Stables

②



Approximatley between 2005 and 2010 Static home and toring caravan were removed and wooden stuctures that were used as stables, feed and tackrooms were put up, taken down, repaired and moved around the sit as needed.

Small wooden structures often moved about site

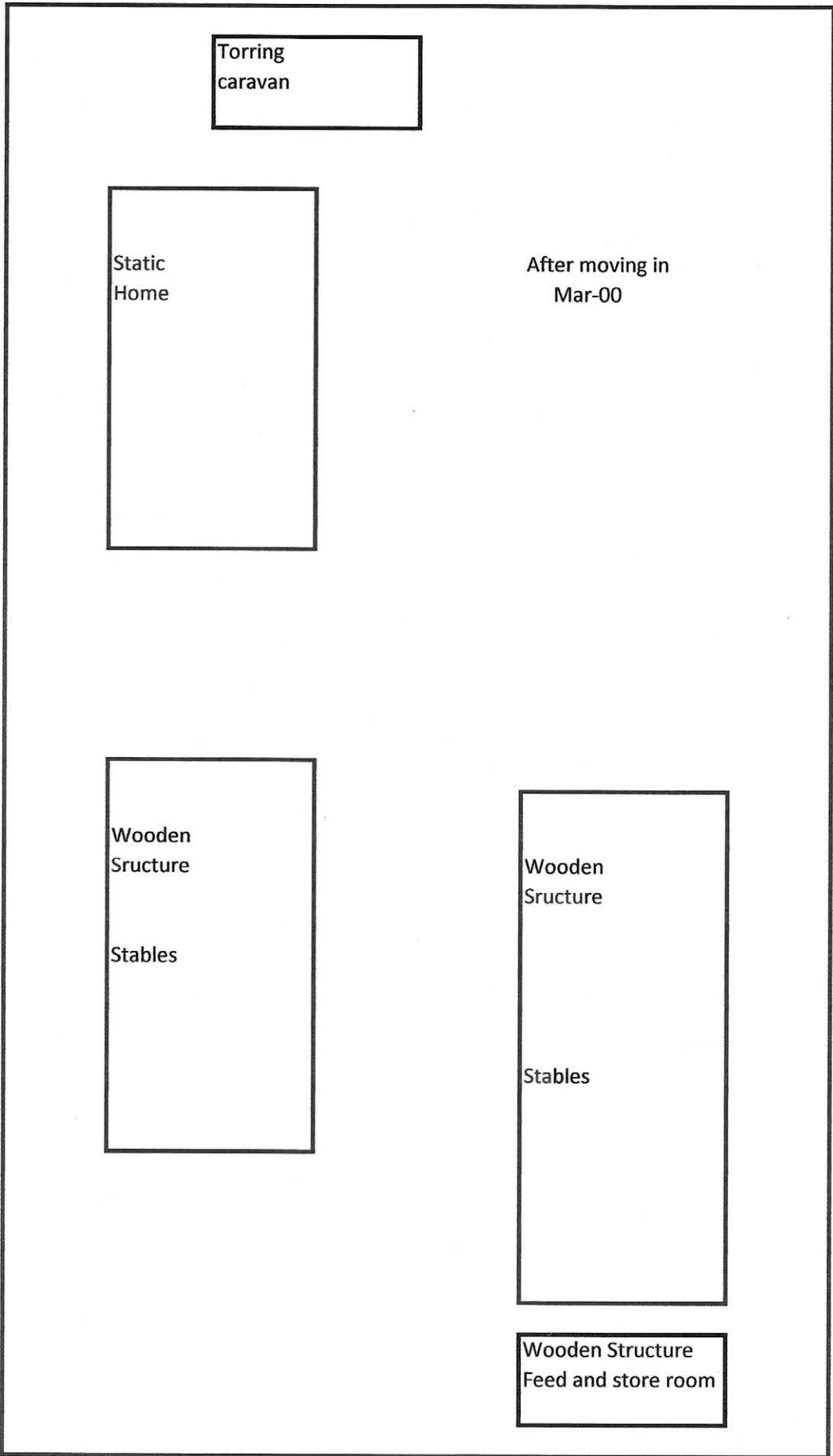
Used for therapy + equine courses

Wooden Structure Feed and store room



01 01 2003

①



Torring
caravan

Static
Home

After moving in
Mar-00

Wooden
Sructure

Stables

Wooden
Sructure

Stables

Wooden Structure
Feed and store room



01 01 1999

The Previous Stables on the Stables Land



< October 13, 2020




Edit


Delete


Share






Edit


Delete


Share



North



North



7:13



40%

< December 17, 2020



Edit



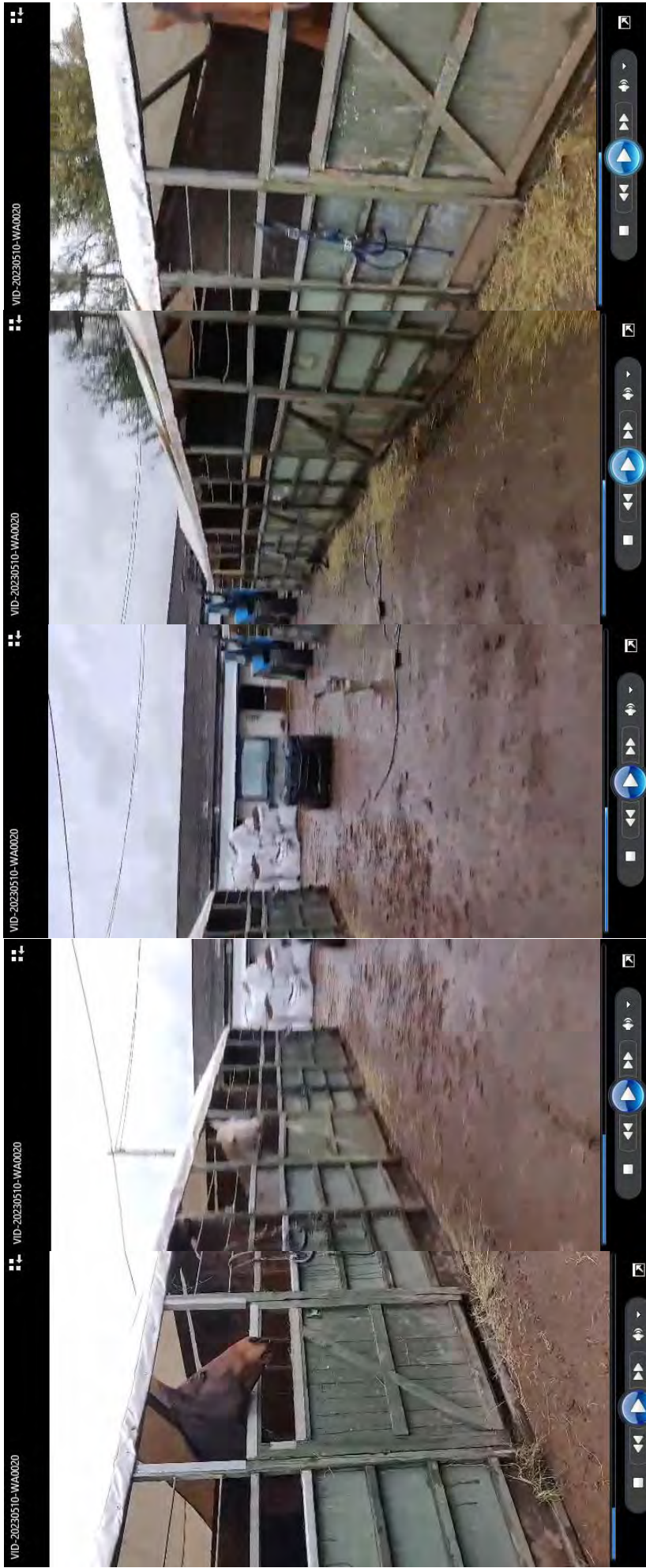
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Share



Series of stills taken from a video of the Previous Stables:





VID-20230510-WA0020

Bespoke

Training & Education

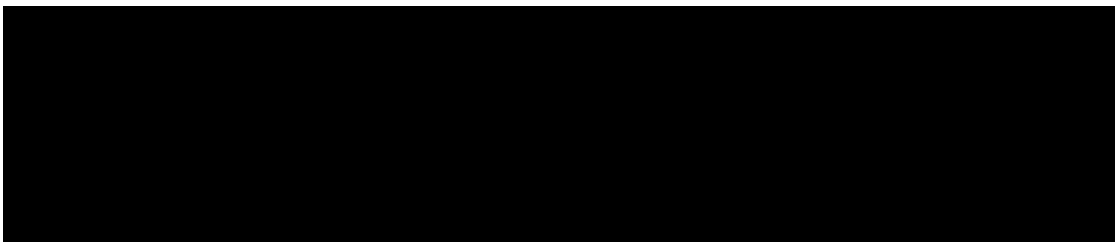
DESIGNED FOR YOU



Date: 8 August 2023

To Whom it may concern:

1. Bespoke Training and Education Ltd is an alternative provider of education for young people who are not in mainstream education, or who are long-term unemployed, or who have a Local Education Authority Education, Health and Care Plan (EHP) in place.
2. We deliver wellbeing and nationally accredited training courses to children and young adults who have issues relating to anxiety, behaviour and mental health. Our courses range from Entry Level to Level 2, which is equivalent to GCSE; these courses include Equine Management, Animal Care, Land Management and Employability Skills, all of which are Ofqual registered through AIM, a nationally recognised awarding body.
3. We are preferred suppliers of alternative Education to a number of local authorities in the locality, including Stafford Borough Council, Walsall MBC, City of Wolverhampton Council, Dudley MBC and Telford & Wrekin Council. We also work in partnership with Black Country Impact, the DWP and Sector-Based Work Academy Programme (SWAPs).
4. The referring entity pays a fee for the education provided; we also secure grants from bodies such as the National Lottery or other charitable organisations.
5. The young people referred to us are not suited to mainstream education and we could not deliver the training and tuition that we provide within an ordinary classroom environment. The students generally have additional education needs and/or are unsuited to a mainstream educational environment due to behavioural issues; some are looked after children or are children in the care system.
6. The students are local to the site, travelling from adjacent Local Authority areas.
7. Typically, the courses are delivered for between 2 and 5 hours each day, across 1-5 days per week. The courses vary in length depending on the students' requirements and that of their referring body, as well as the level of funding available in each case. For example, the Level 1 Equine Care course can vary between 4 and 28 weeks in duration, Level 1 Employability Skills can extend from 1 to 39 weeks. The Entry Level up to Level 2 Maths and English is delivered alongside these courses.
8. The staff to student ratio is typically 2 staff to every 3 students, and we use more staff where the learning needs of the particular students call for it. The number of students per cohort also varies, from one up to a maximum of 12.
9. The need for the service that we provide is significant and increasing, particularly so following the COVID lock-down periods. Prior to COVID, the local authorities were struggling to accommodate their requirement for alternative education, which was then around 5 placements per week for each LEA; they are now each having to identify around 12 alternative education placements per week for children and young people in their areas. Our service is therefore meeting a significant need locally.



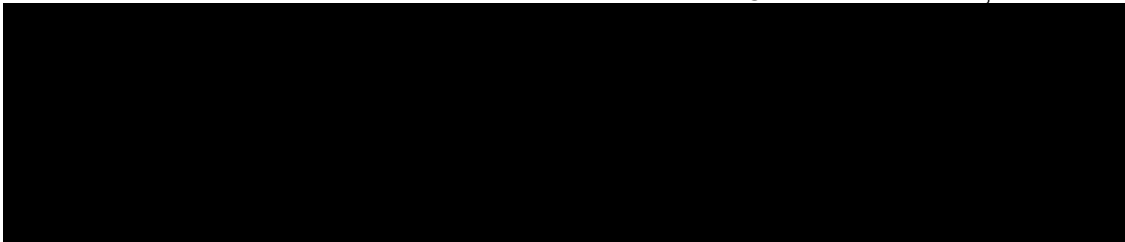
Bespoke

Training & Education

DESIGNED FOR YOU



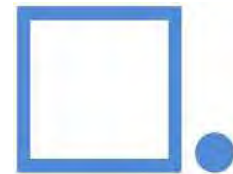
10. We have been working with Jayne Goodwin and Upper Hattons Stables for a number of years to deliver courses focussing around equine and small animal care, enabling us to offer a wider curriculum. We combine our expertise in facilitating accredited courses, and in providing the tuition for the English and Maths as well as small animal care, and Jayne Goodwin hosts the students at Upper Hattons Stables, and provides the expertise in equine care and behavioural therapy. Together we deliver courses to young people with very varied and specific learning needs, enabling them to overcome social, emotional and educational issues.
11. Jayne's organisation brings a number of positive impacts to the young people that we have. Firstly, we are able to offer additional subject specific qualifications through her being accredited by the Association of British Horse Riding Schools. Jayne is also qualified and very experienced in equine therapy, which is a unique skill not offered by many organisations. We have had her working with a number of young people helping them build confidence and resilience through working and understanding animal behaviour and traits, relating them to human behaviours and giving the young people a better understanding of their emotions and others' reactions.
12. The ability to deliver the courses from the Upper Hattons site is a crucial factor in the delivery of courses to meet the specific needs of the students with whom we work.
13. I attach a series of feedback notes written by some of our students, commenting on their experience with us at Upper Hattons, they include:
 - a. Charlotte and Gurieven who were students on our 'You Matter' course based around Animal Care, held in 2017, and Joe, a Student mentor. Twelve students took part, in this course which was for Talent Match, an organisation working with long-term unemployed young people who have social or learning difficulties; it was funded by Awards 4 all (National Lottery);
 - b. Alex, Andy, Brandon and Jake took part in another Animal Care course held in 2017, attended by 10 students; Rosie was an interpreter for a young participant with hearing difficulties;
 - c. Tammy, Shane and Tubz were all students who attended a 6-day Talent Match Equine course which was part-funded by the National Lottery and DWP. Five students attended this course, which then ran for an additional 8 months. Tubz, Shane and Tammy started on the entry level 2 course, and progressed to a Level 2 award through OCN awarding body and the Association of British Horse Riding Schools qualifications;
 - d. Rosie, Charlotte and Joey were students on an Animal Management course funded with contributions from National Lottery and DWP attended by eleven students; Kerry was a support worker for one of the other students on that course;
 - e. Nathaniel and Ryan were two of twelve students who attended an Animal Management course in 20128; and
 - f. Unity Residential Care are an organisation supporting a looked after child based in Staffordshire who did a Level 1 Animal Care course with us; he was



Bespoke

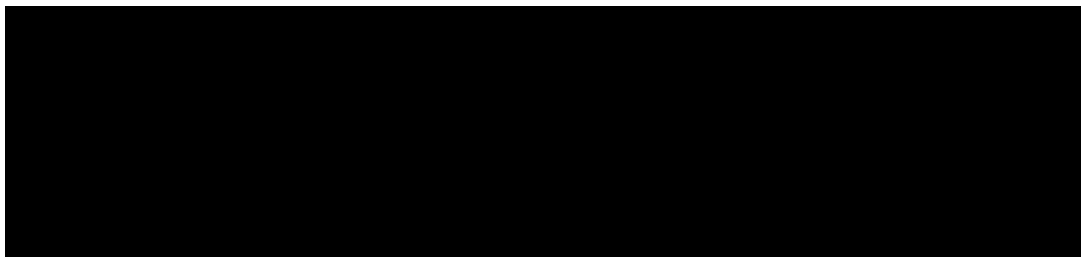
Training & Education

DESIGNED FOR YOU



not in mainstream education at the time. Due to his behaviour he was the only student on this course and his behaviour improved significantly as a result of his attendance and he was able then to return to mainstream education the following Term.

14. Going forward, we hope to be able to offer apprenticeships, and to introduce a wider curriculum, to include land-based courses, environmental studies, landscape gardening, dog-grooming and farm skills, with a view to expanding the scope for offering opportunities to young people, by enhancing their life skills and employability. The Upper Hattons site is ideal for this sort of practical training, and Jayne Goodwin's experience in working with young people with particular behavioural needs and demands is a critical part of the service we offer. This will not alter the number of students that we work with overall, but will enable us to cater for a wider cohort.
15. We have been helping young people to improve their health, wellbeing and education for over 10 years, much of that time we have been working with Jayne and her team.
16. From an educational, emotional health and well-being perspective, working with Jayne has enabled us to offer young people more opportunity not just qualifications, but through the empathy and motivation Jayne enables these people to have during the time they are at the stables.
17. It is proven fact that working outside, with animals helps people relax, develop confidence, mix with others and empowers individuals to want to strive for more. Jayne allows this to happen at the stables, as these young people feel as though they are part of a unit, which is able to achieve anything. They have opportunities to experience learning to ride, work alongside Jayne's team and learn fine skills, relating to communication in small groups different age ranges, social backgrounds. They are given the opportunity to experience a realistic working environment, and I am not aware of any other enterprise where they would invite students to attend competitions and allow them to work with clients' horses.
18. There are other organisations doing similar qualifications, but they do not give the young people the experience, support and understanding that they receive at Jayne's place. We know this as we have worked with students who have been there, I have children who have done qualifications at other places, who have been totally underwhelmed when being told 'although you are doing an equine course, you can't actually ride the horse as insurance doesn't cover it'!
19. Jayne allows them to experience anything they want to do, which then creates an interest to want to learn more. Hence the new land management and environmental qualifications we want to open out to them. By them working with other staff who tell them about everything horsey and that creates the desire to gain more knowledge.
20. This great opportunity to enhance an existing establishment, to give young people more opportunity is brilliant. Learning Maths and English, personal development in such a great setting is what all young people should have the opportunity to try.



Bespoke

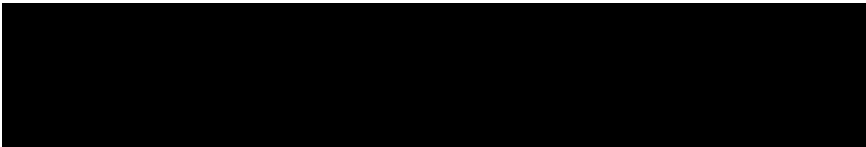
Training & Education

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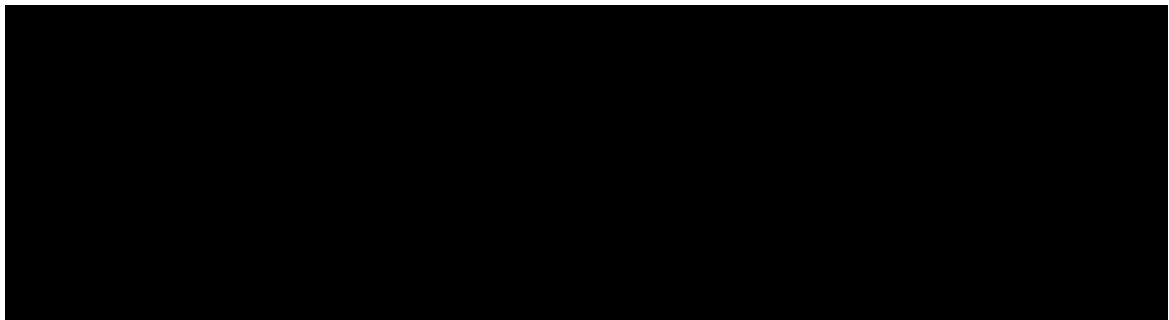
21. Whilst we have succeeded in supporting many students in their learning over many years working in collaboration with Upper Hattons Stables, the accommodation that the new Stables building will provide, by way of separate rooms away from the Upper Hattons business clients, within an enclosed courtyard, will help us and our students greatly. It will enable us to offer the more formal aspects of the education within a relaxed and informal environment which the young people can cope with far more easily than a normal education set-up, and the ability to do that in a separate and bespoke area within the Upper Hattons site will help immensely, by allowing the students their own space to learn, away from the business aspects of the Upper Hattons operation. They will have their own space, with dedicated stabling, tack and feed stores for the horses used for the equine therapy sessions, where they can feel comfortable, and learn about nutrition, grooming and animal care without having to share the mess room and barn with the other clients.

Yours faithfully



Graham Coffey

Director



Bespoke

Training & Education

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The Hollies Smallholding – Hollies Common - Gnosall – Staffordshire - ST20 0JD

Graham – 07966436671

www.bespoketrainingandeducation.co.uk

bespoke.te@gmail.com

Thankyou so much for the
experience I've learned alot
and I couldn't of done it
without all the help.

I've met some fantastic people
through this course, and I couldn't
be happier.

I'm going to miss you all.

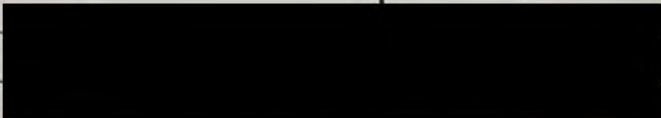
Love from Charlotte [REDACTED]

It is a pleasure to have you at
the company of yours if
I can help you in any way
I will be glad to do so.

Friendly and welcoming. Had a great
time. Really enjoyed it. Looking forward
to more.

Given [redacted]

A wonderful course run by
wonderful people. The facilities
are first rate and the staff
interaction is ~~the~~ top notch
Well worth experience

Joe 

Absolutely fantastic.
To see how the young people have grown has
been overwhelming.

Person centred, meet everyone's needs and worked
within their abilities, but encouraged them to
push them to work outside their comfort zone
Would highly recommend.

Confidence
Building

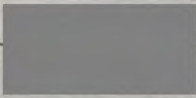
Motivational

Teamwork.

Self belief.

Wed Thursday 30th November

I really liked Level 2 the best
working with horses and
riding the horse and feeding
them and mucking the
stables out

Rosie 

Animal Care June 2017.

I've ENJOYED IT all of it :))

Alex [REDACTED]

I've had a great time. Very enjoyable 😊

Andy [REDACTED]

I feel more confident since starting the course.
I can now do animal health checks which
I couldn't before. Brandon [REDACTED]

I have really enjoyed this course. Jake. [REDACTED]

I feel this course was so well adapted to meet
the deaf person's needs and staff were very
deaf aware & encouraged the pupils to take an
interest too. I've also learnt a lot myself & enjoyed
it. Rosie BSL interpreter.

admire

Great fun really enjoyed the course.
Fun as well as learning
✓ Tammy ✗

Great Learning had fun at the same time
the staff always have time to help.
Shane.

It was very good, but the coffee
was very strong, but over all I
have a fantastic experience thanks
to everyone. Sound music
Tubz

I've really enjoyed
it every Tuesday/
Wednesday's
loved cleaning out
animals
loved Feeding
Pigs

Rosie
want to
come
back

Thankyou^{all} for having me for the Level 1 and
Work Experience. I have really enjoyed my time
here, and I really feel that I have developed
my confidence and as a person.

Good Luck for all future courses

From Charlotte

Been a very good course and experience!
wanted to work with animals for a
while and the same with being
After a qualification very much enjoyed
Jey

The Scheme run by Graham and his team has provided a positive experience for rachael lee who has a learning disability.

Due to cuts in funding by local authorities opportunities are limited for lots of people.

She has been able to engage with different people and make new friends and feels very comfortable with them. She has learned new skills and taken part in activities she would not have the opportunity to try if it had not been for her days at the farm.

We would welcome the chance for rachael lee to continue her visits and to keep learning new skills and gain confidence.

Kerry [redacted]
Support Worker of
rachael [redacted]

I absolutely enjoyed the course. I loved working with all the different animals. Morris and Bernard were my favorite. Graham is an amazing teacher.
Lucy [redacted]

I really enjoyed the time I had here
I loved checking on the new animals
- Nathaniel [redacted]

Course Feedback

Nathaniel: I really enjoyed the course
dealing with the animals and how to take
them of them.

Ryan [redacted]: The course was really
fun, learning about and
interacting with the animals is
enjoyable. The written work is clear
and easy to understand, but not too
simple. Overall a fun and interesting
week.

Course Fall

Morning Graham

Thank you for getting T through the course. We are all more than happy with the work you did with T.

We found it a friendly, caring and safe environment in which T really enjoyed, it helped build his confidence and social skills as well developing his knowledge.

CH – Unity Residential Care

Staff

WORK EXPERIENCE

MARCH 2021

Course Feedback

Adam

I found the very interesting and very informative in the sense of how to run a business and all the costs involved.

It was also very informative when it came to things like what can cause set backs within a business or industry.

Overall I was extremely happy with this course and would recommend anyone to do it as there is a lot of information that could help first time business owners.

Matthew [REDACTED]

March 2nd - 19th 2020

This course was amazing Graham & Tom
was amazing to learn from taught you
at a pace that was comfortable and
gave you lots of info about the species
of animals you was handling, loved working
here can't wait to start but 2 animal
management. This course was where i wanted
to be to start a career in animal management.

[REDACTED]

'R' really enjoys attending the
'You Matter' sessions at
The Hollies.

She has learned new skills
whilst having fun and
meeting new people, in a relaxing
environment.

R enjoys learning about
wildlife such as how to care
for geese, chickens, ducks
and other animals. She has
also had lots of fun making
crafts from natural materials
such as corks, willow and
wood.

I found the paper work in level 2 slightly harder due to having to go into more detail, and some of the questions were harder too, but I still enjoyed my level 2 and all the practical side of interacting with animals

Matthew [REDACTED]

Training Courses 2016-2018



Fig. 1 - Equine course – run jointly by Jane Goodwin and Bespoke Training & Education Ltd in collaboration



Fig.2 - Horticulture course – run jointly by Jane Goodwin and Bespoke Training & Education Ltd in collaboration



Fig. 3 - Horticulture course – run jointly by Jane Goodwin and Bespoke Training & Education Ltd in collaboration



Fig. 4 - Black Country Impact – confidence building course for unemployed young people – run by Jayne Goodwin

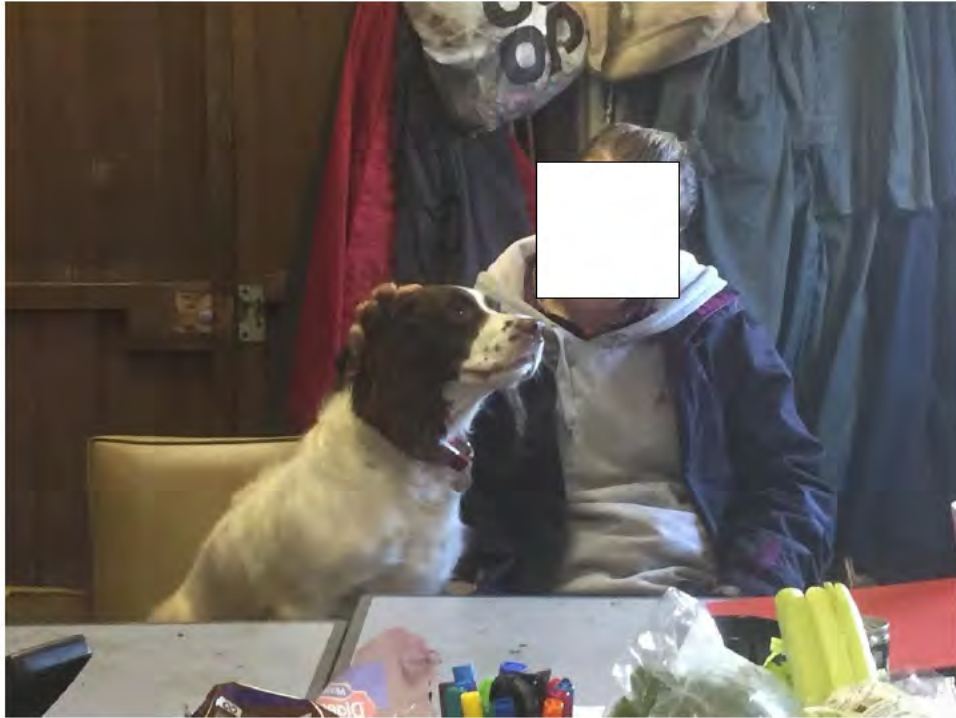


Fig. 5 - Therapy course for students with learning difficulties – run by Jayne Goodwin - held in the Livery mess room in the Barn



Fig. 6 - Therapy course for students with learning difficulties – run by Jayne Goodwin - held in the old store room



Fig. 7 - 12 June 2018 - Black Country Impact – confidence building equine course for unemployed young people – run by Jayne Goodwin



Fig. 8 - 12 June 2018 - - Black Country Impact – confidence building equine course for unemployed young people – run by Jayne Goodwin

Letters from students and Team Mentor

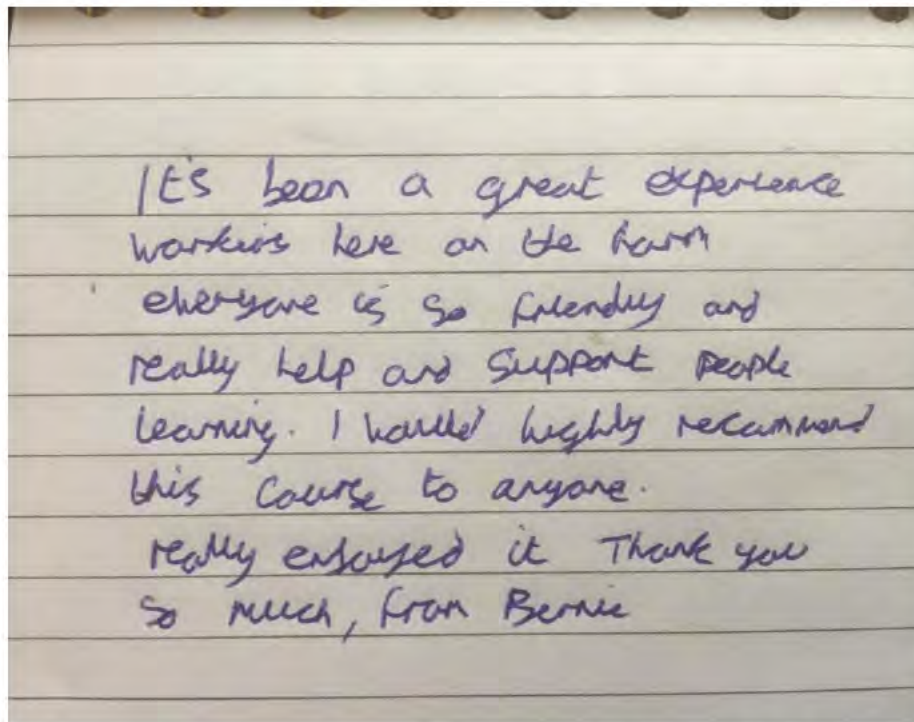


Fig.1 – Student attended in 2018; he suffered from anxiety but achieved Level 2 Animal Care. He progressed from the small animal course to the equine but after having taken the course, grew in confidence and was able to secure paid employment.

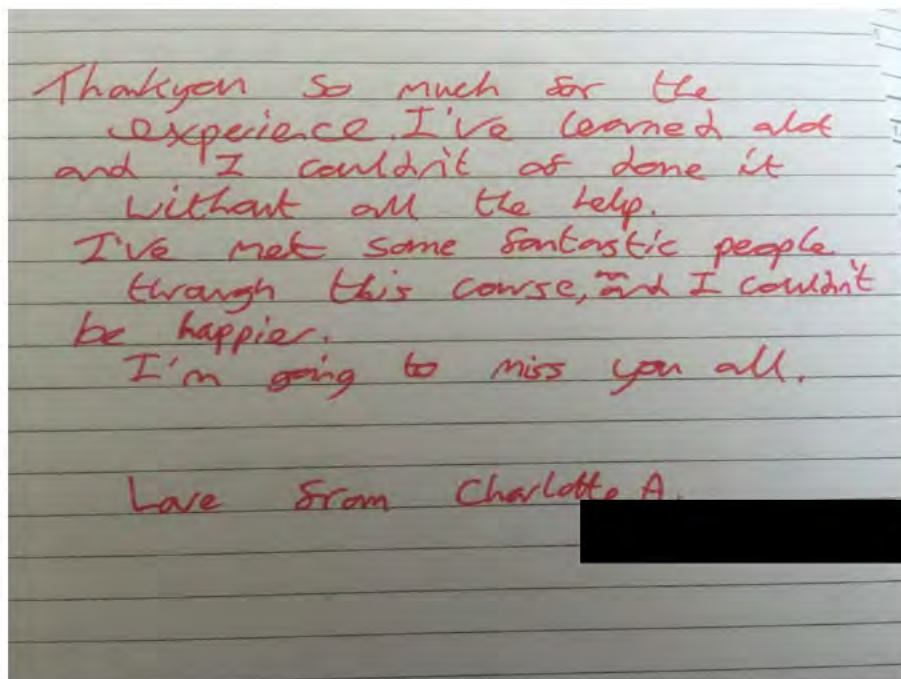


Fig. 2 - Student attended in 2018; she suffered from anxiety and wanted to focus on employability.

Leek

The new Matter Course has been a fantastic opportunity for the young people from Talent Match to develop and work through many different and personal issues. They have met and made new people across 10 weeks and we really hope to do it again!

Libby [REDACTED]

Fig. 3 – Team mentor, and signer for deaf student

From: Jayne Goodwin [REDACTED]
Sent: 05 August 2023 19:10
To: Suzanne Tucker
Subject: Fwd: letter
Attachments: stables letter.docx

External email >

Sent from [Outlook for Android](#)

From: Lisa [REDACTED]
Sent: Saturday, August 5, 2023 6:17:27 pm

Cc: Kimberley [REDACTED]
Subject: letter

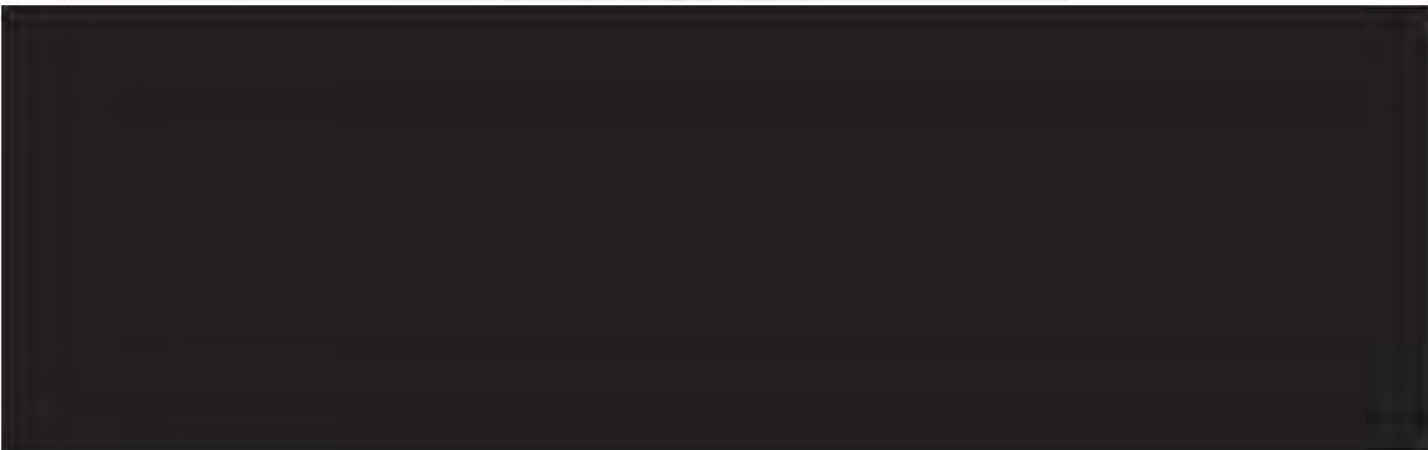
Hi Jayne
please see attached the letter re the stables as discussed
I would also like to thank you for the opportunities you have given to K

kind regards

Lisa



Lisa Hannon
Registered Manager - Mill Cottage
r e



Lisa Hannon



05.08.23

To whom this may concern.

I am the registered manager of an emotional behavioral disorder home for children who spend time at Upper Hatton's Riding School not only using their riding school but helping in the yard and my young people enjoy the time spent their incredibly fun and enjoyable so much so one of my young people has requested to complete her work experience there which has been very kindly agree to.

My young people find this environment therapeutic and this supports them to regulate their behaviour , it is also an environment where due to how relaxed they are enables my team to be able to complete work with them around their emotional needs as they are at their most receptive when happy.

I feel that increasing the capacity of the stables can only be beneficial to the community as it will enable Jayne to support other young people in care the way she supports mine.

Kind regards

Lisa Hannon RM – 



RT. HON. SIR GAVIN WILLIAMSON CBE MP

Please reply to: Jubilee House
59 Wolverhampton Road
Codsall
South Staffordshire
WV8 1PL

Telephone: 01902 846 616

TO WHOM IT MAY CONCERN

7th August 2023


Jayne Goodwin – Upper Hatton Stables, Pendeford Hall Lane, Coven, South Staffordshire, WV9 5BD

I met Ms Goodwin at Codsall Fair in 2009 when she was working with Young People from Wolverhampton and she then started working with youngsters from Staffordshire and the surrounding areas from the wooden stables and structures at the back of her main barn.

I have been aware of and have always supported the work they have been doing at the barn since 2010 for young people from Wolverhampton, Staffordshire and surrounding areas. I feel that what they are doing is a local asset and needed in Staffordshire.

There are many benefits to these minors being able to use the site for education, alongside animal care and therapy, as they struggle to cope with a classroom environment, often needing to take breaks, see the horses to re-regulate their emotions and allowing them to return and learn in a calm way.

The work that Ms Goodwin does with young people is something she loves and is passionate about, rather than for monetary gain.



Rt. Hon. Sir Gavin Williamson CBE MP

K A Thompson

To whom it may concern

8th August 2023

Miss J Goodwin trading as Upper Hattons Riding School

14 block-built stables are being constructed at Upper Hattons Stables where the above business is undertaken. These are to replace the existing 14 wooden stables that have now deteriorated and are no longer fit for purpose.

The business offers horse riding school tuition, especially to children. Due to a high proportion of the users being children, the business must provide a high standard of facilities to satisfy the engaging customers. Miss Goodwin is currently covering the costs of running the business and has no plans to expand the business, as this would compromise the high standard of service currently offered.

The replacement stable block will reduce the previous continued costly amounts expended on the maintenance of the old wooden stable block. This will ensure the sustainability of the business in the future by reducing expenditure and using vastly improved facilities to operate in.

Keith Thompson

K A Thompson

[Redacted signature area]

Statutory Declaration of

Jayne Goodwin

Exhibit: "JG12"

STATUTORY DECLARATION

of

JAYNE GOODWIN

Exhibit "JG12"

This is the exhibit marked "JG12" referred to in the Statutory Declaration of Jayne Goodwin

Signature

Before me

NAOMI WHARTON

Commissioner for Oaths

Dated: 15 September 2023



Repaired part of original Concrete Pad

Mounded area of dumped rubbish (overgrown)

New Concrete

Statutory Declaration of

Jayne Goodwin

Exhibit: "JG13"

STATUTORY DECLARATION

of

JAYNE GOODWIN

Exhibit "JG13"

This is the exhibit marked "JG13" referred to in the Statutory Declaration of Jayne Goodwin

S

Before me

NAOMI WHARREN

Director/Commissioner for Oaths

15 September 2023



Fig. 1

To the right of the exposed area there is a strip of green growth (A) which was covering the original concrete and then a clear line (B) at the easternmost edge of that concrete. At C was a large mound of rubbish and rubble that had become overgrown.



Fig. 2

The dotted line (D) shows where the edge of the concrete pad aligned with point E – a wall with my gas tank at the side



Fig. 3

The dashed line (D) where original concrete ended; part of Stables erected on the extended strip of concrete after mound of rubbish removed

Statutory Declaration of

Jayne Goodwin

Exhibit: "JG14"

STATUTORY DECLARATION

of

JAYNE GOODWIN

Exhibit "JG14"

This is the exhibit marked "JG14" referred to in the Statutory Declaration of Jayne Goodwin

§

Before me,

NAOMI WHARTON

Solicitor/Commissioner for Oaths

From: [Gills Mix Concrete](#)

Sent: 15 September 2023 16:42

To: [REDACTED]

Subject: Concrete delivery to Upper Hatton Stables

To whom it may concern,

This is to confirm that we poured concrete at The Upper Hatton Stables, Wolverhampton, WV9 5BD multiple times over the course of Feb 2022 to May 2022. The concrete was laid on an area of old concrete to repair damage and a strip of new concrete was also laid to the side, adjoining the original repaired area.

If you require further information please don't hesitate to contact me on [01902 335050](tel:01902335050)



STATUTORY DECLARATION OF JAYNE GOODWIN

FBC Manby Bowdler LLP
Juneau House, Sitka Drive
Shrewsbury Business Park
Shrewsbury
SY2 6LG
Reference: FBCMB/SRT/GOO841/1

I, **Jayne Goodwin** of **Upper Hattons Stables, Pendeford Lane, Coven, WV9 5DB** solemnly sincerely and truly declare and affirm that:

1. I am a joint owner of the land at Upper Hattons Stables, Pendeford Lane, Coven, WV9 5DB (which I shall refer to as 'the **Site**').
2. There is now produced to me and marked '**Exhibit JG11**' a copy of a statement dated 9 August 2023 given by me in connection with an appeal against an enforcement notice dated 20 April 2023 (which I shall refer to as my '**Previous Statement**'), the contents of which I affirm as being correct, as supplemented by this Statutory Declaration. I shall use the same defined terms in this Statutory Declaration as I used in my Previous Statement.
3. When I purchased the land in 2000 the Site was part of a derelict farm.
4. There is now produced to me and marked Exhibit '**EXJG12**' an aerial image of the part of the Site referred to on which the Stables were constructed. The area edged in red is approximately that which is surfaced in concrete and which I referred to as the Stables Land in my Previous Statement.
5. In my Previous Statement I described the whole of the Stables Land as having been concreted since I first took over the Site in 2000, and referred to that concreted area as the Concrete Pad. This is correct save that I now recall that a narrow section of new concrete was added along the eastern boundary of the pre-existing concrete pad. Accordingly, by way of further detail as to the extent of the Concrete Pad, I confirm the following to the best of my recollection:
 - a. There is now produced to me and marked '**Exhibit JG12**' and '**Exhibit JG13**' a series of annotated aerial images of the Stables Land.
 - b. The area adjacent to the Stables Land to the East, was a mounded area shown approximately hatched red on the image at Exhibit JG12, and marked 'C;' on Fig. 1 to Exhibit JG13, which had evidently been used as a general dumping ground for rubbish over the years prior to my taking the Site, as it contained items including discarded metal, bathroom furniture, old farm machinery and equipment, building materials and general rubbish, which had clearly been dumped and had also become very overgrown.
 - c. The rubbish and overgrowth extended also to the rear (north) of the Stables Land and also along the eastern edge of it. The image at Exhibit JG2 to my Previous Statement shows this area to the north, the area can be seen to be very overgrown but this covers the dumped rubbish that was beneath, It was as though the area had been fly-tipped over a period of some years prior to my purchase.

- d. Over an extended period of some months in around 2021-early 2022, I, together with my foster son and nephew worked at removing the rubbish and overgrowth from these areas.
- e. The part of the Stables Land as is edged in yellow on the image at Exhibit EXJG12 was at that time exposed and had been like that since I first occupied the Site in 2000, and the concrete there was plainly visible, as shown in the photographs at Exhibit JG2 to my Previous Statement; but the dumped rubbish and overgrowth extended across the area to the north (rear) and east of the Stables Land and also extended across the eastern part of the Stables Land.
- f. Once the rubbish and overgrowth had been cleared, it exposed the concrete that extended beyond that part that is edged yellow on the image at Exhibit EJG11, which extended across the area edged approximately in black on that image. Parts of the concrete in the areas that had been covered with the rubble and other detritus, were in a poor condition, some parts were cracked, other parts were broken so my builder, Piotr Czartolomny, undertook repair work to those areas that needed it, mainly being that part of the concreted area which had been uncovered (the area edged black (excluding that part edged yellow) on the image at Exhibit JG11); the repair and renewal work was done by removing the loose pieces of concrete and spreading a layer of concrete over what was already there, to even and level the surface.
- g. Some parts of the concrete within the area edged yellow on the image at Exhibit JG12, also required patch repairs, in particular in the area closest to the eastern edge and also the front part which is the more highly trafficked section, through use by farm traffic over the years.
- h. Piotr carried out that work for me and I also asked him to extend the concreted area by way of adding a further strip of concrete, approximately 3m wide, along the eastern edge of the existing concrete, so as to enable the Stables to be constructed in shape which allowed sufficient space within the internal courtyard area for horse grooming, for demonstrations and teaching; the area as is shown edged red but excluding the parts edged black and edged yellow on the image at Exhibit JG11, comprised this strip of new concrete which was laid adjacent to the pre-existing concrete that was repaired.
- i. The concrete was supplied by Gills Mix Concrete. There is now produced to me marked '**Exhibit JG14**' a copy of an email from Gills Mix Concrete, which briefly references the concrete they provided, which included a number visits to carry out the repairs and the addition of the 3m strip.

- j. On Fig.1 to Exhibit JG13, the overgrown part of the original concreted area is marked 'A'; there is also a shadowy line running approximately north-south marked 'B' which is the eastern extent of the original concrete.
- k. I recall the extent of the area that was originally concreted, as the easternmost edge of it (as marked 'B' on Image Fig. 1 at Exhibit JG13) aligned with the wall adjacent to my gas tank which is shown approximately marked 'E' on Fig.2 to Exhibit JG13. The new concrete was laid adjacent to this; the easternmost line of stables comprised in the Stables was constructed partially on this newly concreted area, as is indicated approximately on Fig. 3 at Exhibit JG13.

And I make this solemn declaration conscientiously believing it to be true and by the virtue of the provisions of the Statutory Declarations Act 1835

Declared by me

This 15. day of September 2023

Before me NAOMI WHARTON

Solicitor/Commissioner for Oaths



Appeal Decision

Site visit made on 24 July 2023

by Ben Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4 August 2023

Appeal Ref: APP/P0240/W/23/3316421

Chiltern Hill Field, Clements End Road, Studham, Dunstable LU6 2NG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ryan Plowright against the decision of Central Bedfordshire Council.
 - The application Ref CB/22/01957/FULL, dated 13 May 2022, was refused by notice dated 15 November 2022.
 - The development proposed is Change of use of land to a paddock and erection of stables for 6 horses with associated hardstanding for access and parking.
-

Decision

1. The appeal is allowed and planning permission is granted for the change of use of land to a paddock and erection of stables for 6 horses with associated hardstanding for access and parking at Chiltern Hill Field, Studham LU6 2NG in accordance with the terms of the application, Ref CB/22/01957/FULL, dated 13 May 2022, and the plans submitted with it, subject to the conditions within the attached schedule.

Preliminary Matters

2. The Appellant has stated that the field is now named as Chiltern Hill Field. I have adjusted the address accordingly.

Main Issues

3. The main issues are:
 - Whether the proposed extension would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (The Framework) and any relevant development plan policies and its effect on the openness of the Green Belt.

Reasons

Inappropriate development

4. The appeal site is within the South Bedfordshire Green Belt. Policy SP4 of the Central Bedfordshire Local Plan [2021] (LP) states that within the Green Belt there is a general presumption against inappropriate development. It states that development will be assessed in accordance with government guidance. Paragraphs 149 of the Framework, establish forms of development that would not be inappropriate. Paragraph 149(b) relates to the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation, provided this would preserve the

openness of the Green Belt and not conflict with the purposes of including land within it.

5. The proposal relates to the provision of stables, with 6 stalls and associated hardstanding, with the adjacent field subdivided with post and rail fencing into separate paddocks. The stables would be within the open countryside, close to existing development and a short distance from the village of Studham. The stables would attract owners to provide daily care to their horses and undertake horse riding. This is considered to fall under the category of outdoor sport and outdoor recreation. It therefore falls to consider whether the proposal would preserve the openness of the Green Belt and/or conflict with the purposes of including land within it.

Green Belt Purposes and Openness

6. Paragraph 134 of the Framework outlines the five purposes of including land within the Green Belt. These seek to check unrestricted sprawl of built-up areas, prevent neighbouring towns merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns, and encourage the reuse of urban land. Being single storey, of wood construction and having a hipped roof, the building would be low-key and in a discreet location on site. It would therefore integrate well with the local area. The proposed stable would not represent material encroachment into the countryside being for a suitable development within a countryside location. Consequently, the proposal would not conflict with any purposes of including land in the Green Belt.
7. Whether any change would cause harm to the openness can depend on factors such as locational context, its spatial or visual implications, as well as scale. In considering the scale of the proposal in its locational context it would be viewed within the same visual context as the adjacent two-storey dwellings. The northern boundary of the appeal site is lined with a woodland area along its length, with the other boundaries largely consisting of mature hedgerows.
8. The scale of the proposal, and the changes as a result of it, would impact upon the openness of the Green Belt in spatial terms due to the introduction of a relatively wide and long building, forming a significant volume, where no building is currently in place. However, despite this consideration of scale, this alone is not sufficient to support that the development would cause harm to Green Belt openness.
9. Despite there being an impact upon the site's openness, in spatial terms, it is relevant to take into account visual perception as a factor which may reduce the spatial harm from the effect of a development on the openness of the Green Belt. Other considerations include those relevant to how built up the Green Belt currently is as well as factors relevant to the visual impact of the development. The visual dimension of the Green Belt is an important part of designating land as Green Belt. The perceived effect upon openness could be less than might be expected because, for example, the development would have a limited effect upon people's perception of openness from beyond the boundary of the site.
10. The countryside adjacent to the appeal site gradually slopes down from Byslips Road. The appeal site also slopes downhill towards the north and western boundaries. The site is alongside Clements End Road and Byslips Road, and

adjacent to Studham Common which includes public footpaths. The proposed stables would be adjacent to Byslips Road but would be relatively well screened from the highway, it would also be well screened from the Common. At the time of my site visit I found that views of the appeal site, were limited and views of the proposed building would also be limited. The largest visual impact of the changes would be from the access gate on Byslips Road itself. Whilst this impact is noted, I consider the visual effect would be limited and views would mostly be drawn to the post and rail fencing within the field. However, this impact would be glimpsed only over a short time by users of the highway and would be further reduced by the established trees and vegetation present.

11. I am cognisant that views of the building could potentially be heightened when the planting is not in leaf. Nonetheless, the limited visual impacts could be mitigated through landscaping improvements secured by a planning condition. This would serve to further restrict views of the proposed stables when considering the impact of the proposal by passing observers.
12. Overall visibility beyond the immediate site is very limited, but the proposed stabling would be visible from Byliss Road, causing some limited implications for the openness of the Green Belt in visual terms. Despite this, given the location of the proposal, I do not find that this would erode or cause harm to the openness of the site or the wider Green Belt.
13. Consequently, the introduction of a building would have a limited effect upon people's perception of openness from beyond the boundary of the site. Accordingly, the appeal scheme would be an appropriate facility for outdoor sport and outdoor recreation and would preserve the openness of the Green Belt. Therefore, it would not conflict with the purpose of including land within the Green Belt as required by paragraph 149(b) of the Framework and LP policy SP4. As a result of this the proposal would not be inappropriate development within the Green Belt.

Other Matters

14. An equestrian facility, with 23 stalls, was approved in 2021 and I understand is currently under construction. Interested parties have suggested that this absorbs all local demand and there is no need for further stables. However, a test of need is not a requirement for Green Belt policy and this matter weights neither for nor against the scheme. Furthermore, whether the proposed stables would be for the Appellant's own use or for commercial stabling, the facility would generate a similar level of attendant activity due to the needs of the horses for regular care.
15. The site is within the Chilterns Area of Outstanding Natural Beauty. The Council's Landscape Character Assessment identifies the site as being within the Whipsnade Chalk Dipslope – landscape character area. This area consists of a flat elevated plateaux interspersed with sweeping valleys. The Appellant's Landscape and Visual Impact Assessment¹ identifies that the areas landscape would not be unduly affected and have a medium visual effect at the site access and a low impact on surrounding localised views. These effects would be further reduced with the introduction of additional landscape planting as described in its mitigation plan. Accordingly, the proposal would not result in demonstrable landscape harm and would be compatible with its countryside

¹ Landscape and Visual Assessment, Anna French Associates, October 2022

location. Consequently, it would not harm the character or appearance of the surrounding area.

16. The site consists of short cut grass land having little ecological value or habitat diversity. As such, the proposal would have a negligible effect on local wildlife. Moreover, existing biodiversity could be enhanced through the provision of new planting, secured by an appropriate planting condition.
17. The proposal would result in the loss of agricultural land for stabling, with the majority retained for the grazing of horses. As such, the proposed stabling and associated hardstanding, would represent a small reduction of agricultural use that would be required in support of the equestrian activity. This loss would be limited and outweighed by encouraging the beneficial use of the Green Belt in providing new opportunities for outdoor sport and recreation, as envisaged by paragraph 145 of the Framework.
18. The Parish Council suggested several conditions that seek to prevent the site being considered as previously developed land (PDL), for a personal consent and seeking access from Clements End Road only. However, the status of land as PDL or otherwise cannot be affected by a planning condition and any future proposal for redevelopment would be determined on its own merits. Moreover, a personal consent would not be justified in this case as it is not dependent on being operated for the sole use of an individual or company.
19. In terms of the suitability of the proposed access, Byslips Road is subject to the national speed limit. It is a relatively straight and flat section of the highway around the access. A visibility splay of 2.4 metres by 120 metres has been plotted at the access. This has been deemed to be acceptable to the Council based on the submitted speed survey data. Accordingly, the access would achieve good visibility enabling vehicles to enter and exit the site in a safe manner, a conclusion shared by the Highway Authority.

Conditions

20. I have considered the use of conditions in line with the guidance set out in the **Government's Planning Practice Guidance (PPG)**. **I shall take the Council's** suggested conditions into consideration and impose most of these with some amendments and adjustments for clarity.
21. It is necessary to apply conditions in connection with a commencement period and list the approved plans to accord with the PPG [1 and 2]. Details of sample materials are not required to be submitted. However, it is necessary for the proposal to be constructed in accordance with the materials shown on the elevation plans. It is also necessary for new landscape planting to be installed to help soften the visual effect of the building and offset the loss of hedgerow following the provision of the access onto Byslips Road. It would also be necessary to prevent lighting being installed within the site due to its rural location. These conditions would be required to preserve the character and appearance of the area [3, 4 and 5].
22. Details of the access, including a full specification (including bonding materials and drainage) and for the gate to be set back into the site, would be required by conditions in the interests of the safe use of the access [6 and 7].
23. The Council requested a condition that would prevent the facility from being used for commercial purposes. **The Council's** stated reason for the condition is

to prevent detriment to the locality. However, this reason is vague, and in any event, it has not been demonstrated within the submitted evidence, that allowing the stables to be commercially available would be harmful to the character of the area.

Conclusion

24. The proposed development would accord with the development plan and national policy and there are no other considerations which outweigh this finding. Accordingly, for the reasons given, the appeal is allowed and planning permission granted subject to the attached conditions.

Ben Plenty

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PR-001 rev B and PR-002 rev C.
- 3) The approved stable building shall be constructed in accordance with the materials annotated on plan PR-002 rev C.
- 4) No external lighting shall be installed on the stables or within the appeal site.
- 5) Prior to the first use and occupation of the stables, a detailed planting schedule, planting specification and landscape maintenance schedule shall be submitted to, and approved in writing by, the Local Planning Authority. The approved planting scheme shall then be implemented during the first planting season (November to March) following completion of the development and shall then be maintained for a period of 5 years until satisfactorily established, with any losses replaced in accordance with the planting scheme requirements.
- 6) Prior to the first use and occupation of the stables, details of the access to the highway shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include details of an access gates, that shall open away from the highway and be set back a distance of at least 5 metres from the nearside edge of the carriageway of the adjoining highway. The approved stables shall not be first used until the access and gate have been installed in accordance with the approved details.
- 7) Prior to the commencement of use, the proposed vehicular access shall be constructed and surfaced in accordance with the approved details for a minimum of 5 metres into the site, measured from the highway boundary. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

End of conditions

Appendix 3

Lighting Scheme

Interior and exterior bulkhead fittings fitted with 60-Watt (maximum) bulbs



Fig.1 - Interior fitting – one fitting per stable



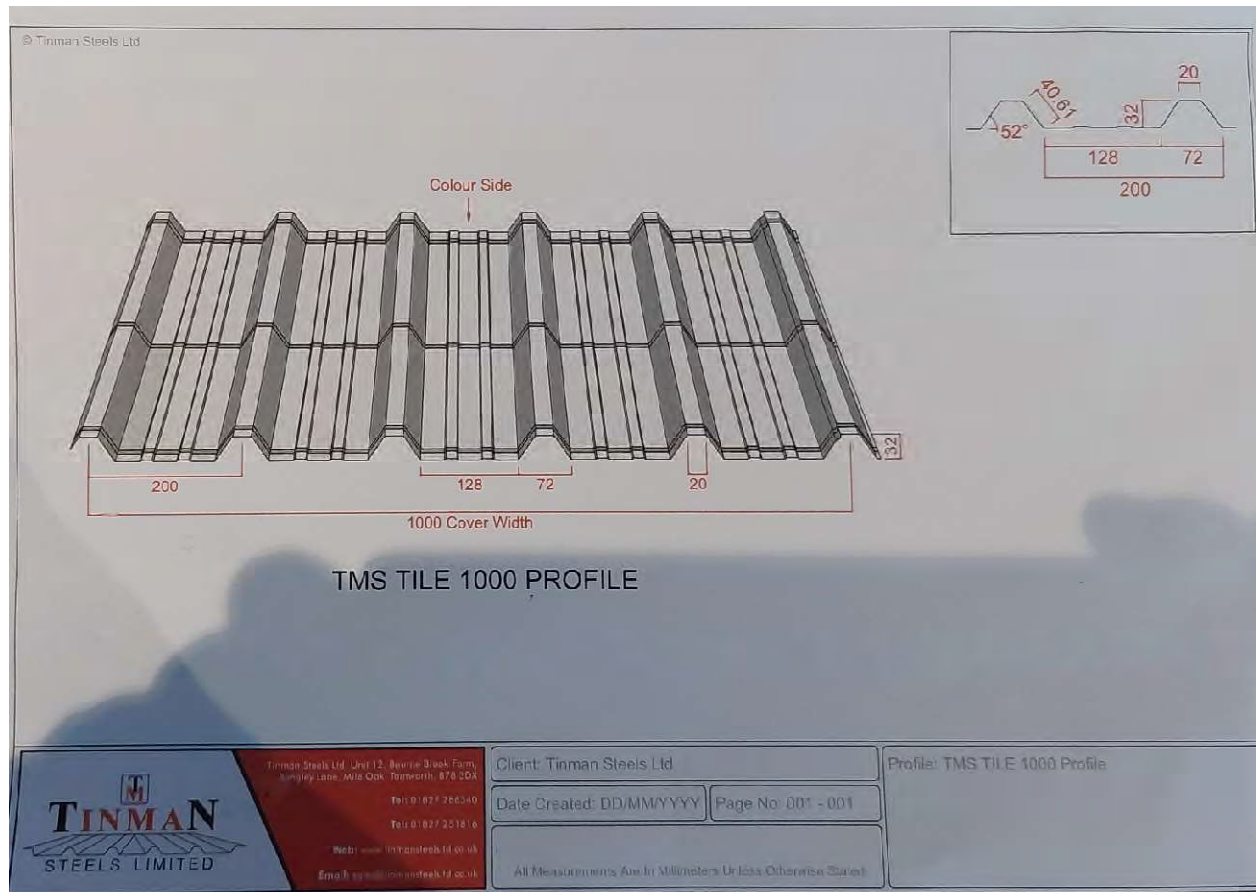
Fig. 2 - Exterior fitting – up to 7 fittings evenly spaced along the western wall; up to 7 fittings evenly spaced along eastern wall and two fittings on the southern (front) wall

14 September 2023

Appendix 4

Roofing Material Specification

Tile effect Box profile roofing sheets: 200mm Plastisol Anthracite 0.5mm TMS-HS-Tile 1000.



15 September 2023