

PROPOSED MANEGE, ROSE FARM, ASHFIELD CUM THORPE, IP14 6LU.

PREPARED FOR

Mr and Mrs Thomas
Rose Farm
Ashfield Cum Thorpe
IP14 6LU

27th July 2021



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Background

Rose Farm, Ashfield Cum Thorpe extends to 3.3 hectares 8.15 acres and is owned by the applicant, Mr & Mrs Thomas. The land is down to grass and is used for the grazing of horses. There are currently 4 domestic horses on the holding. The dwelling at Rose Farm is listed.

Proposal

It is proposed to construct a new 40 metre x 25 metre all weather surface manege which will be enclosed with a 1.25 metre high post and rail fence. The manege will allow for the horses to be exercised all year round. The manege will be for domestic use only and sited to the rear of the dwelling at Rose Farm.

The Manege will have two gates as shown on the plans.

Planning Policy

Relevant policy is found within the NPPF which states;

84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside;

Local policy can be found in the proposed joint local plan, albeit it is not adopted yet and is at draft stage only.

Policy LP22 – Change in Land Use for Equestrian or Other Animal/ Rural Land Base Uses 1. The change in use of land for equestrian uses or other animal/rural land based uses in the countryside, including the erection of buildings and equipment for equestrian or other animal husbandry/rural land based uses may be permitted subject to: a. There must be clearly established existing functional* need which relates to a full time worker or one who is primarily employed in equestrian or other animal/rural land based uses. b. The location, size and scale of the site must be appropriate and necessary for the proposal in question. c. The site must be sensitively sited to protect the amenity of the locality from an environmental and social perspective. d. The layout, size, scale, design, materials and siting of any proposed building or equipment (including lighting and means of enclosure) must not create serious adverse impact on the natural and local environment or the appearance of the locality. Proposals should re-use existing buildings first where appropriate and any new buildings should be located in or adjacent to an existing group of buildings to have minimal impact within the landscape. e. There being no significant detriment to amenity in terms of noise, odour, light or any other forms of pollution and disturbance. f. The proposal must include a satisfactory scheme for the disposal of waste (if appropriate). g. The proposal must integrate with existing features and respect and enhance the character of the surrounding landscape/area through sensitive integration. h. The proposal must protect and enhance any existing heritage assets and their settings. i. The proposal must not adversely affect or damage any significant trees and hedgerows that contribute to the environmental quality and

visual amenity benefits of the rural location; j. The proposal must not create significant detriment to biodiversity, geodiversity or the interlinked surroundings; k. The proposal should not result in the loss of best and most versatile agricultural land and it can be demonstrated to the satisfaction of the Local Planning Authority that there are no suitable alternative sites on lower grade land. l. The proposal must not cause any adverse impacts to highways safety.

Planning Comments

The proposal is to construct an all-weather manege to the rear of the dwelling at Rose Farm.

The manege will enable the applicant to be able to exercise their horses throughout the year which will help prevent poaching of grass during the winter months or when wet.

The siting of the manege is to the rear of the dwelling on the holding to minimise impact on the landscape. The fencing will be below 2 metres and therefore does not need planning permission.

Given the siting views into the site are extremely limited, with mature hedging and existing buildings screening the site.

Equine facilities are common place in the countryside so is not unusual.

The horses are already on the holding and being for own use only there will be no impact on traffic movements.

Planning policy is supportive of outdoor sport and recreation in the countryside.

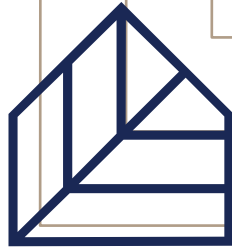
The site is currently a small paddock/field used for horse grazing. There is therefore thought to be little ecological value at the site and limited harm caused by the proposal.

It is understood that no lighting is proposed.

Given the above, and particularly support of planning policy of such proposals, it is considered that planning permission should not be withheld.

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