

PLANNING (& DESIGN & ACCESS) STATEMENT

NEW RECREATIONAL PRIVATE USE STABLES BUILDING

**RECTORY FARM
THRANDESTON**

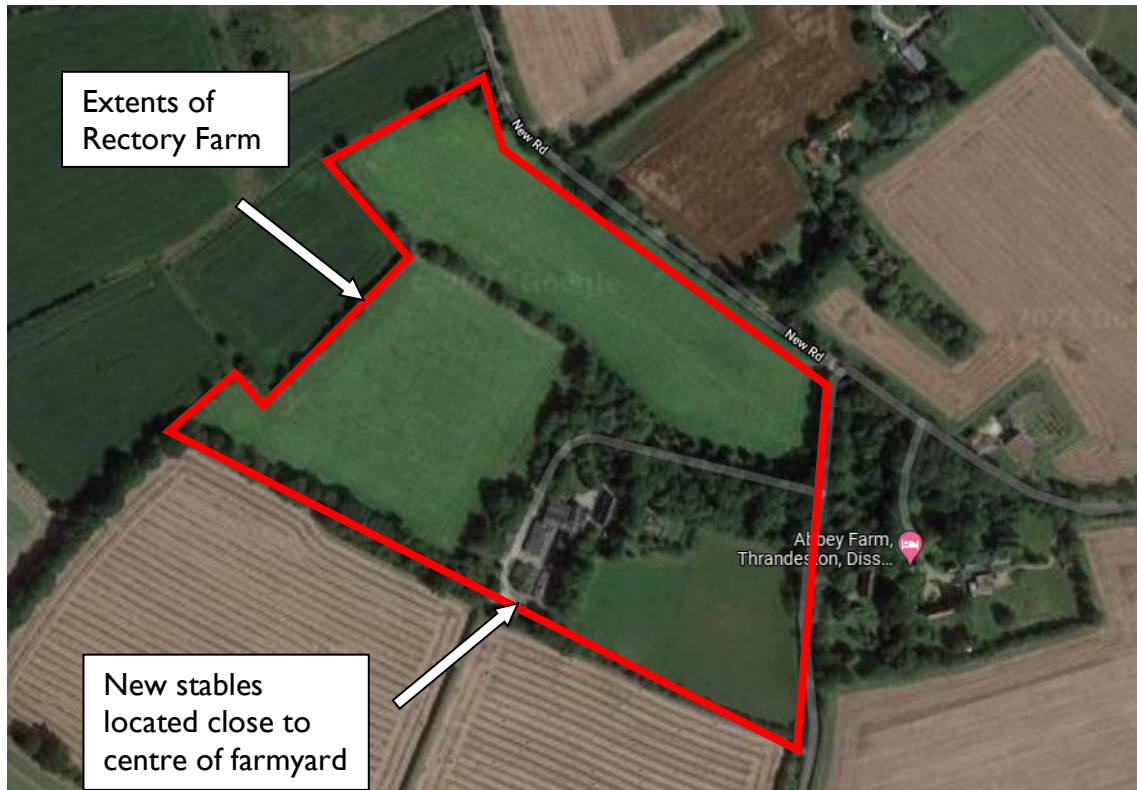
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1. Introduction

The property is a small 'farm', including approximately 8.3Ha of agricultural fields surrounding a farmyard with multiple modern buildings and a historic farmhouse, all located away from the road and screened by mature planting and trees. The amount of arable agricultural field area is insufficient to provide a livelihood. Permitted Development under Class Q has been established for conversion of one of the farm buildings to residential. It is likely therefore, that the property may be split into two residential curtilages, but that is not currently applied for.



AERIAL VIEW

2. Amount of development

The current proposal is for erection of a new private leisure use stable and storage building within the old farmyard, on existing concrete hardstanding, following recent approval for change of use of one of the fields into paddocks and the erection of a menage (DC/21/05684).

This has resulted in the retention of approximately 5.5Ha of agricultural arable land and 2.75Ha of grazing with menage. The new stable building within the farmyard next to the derelict pigsties will allow the horses to be moved into purpose-built accommodation, which is healthy and designed specifically for its purpose.

The new stable resembles an agricultural shed and is not visible from the Listed house. It is not built on greenfield land, is situated on previously developed land/hardstanding. It will only be used for private leisure enjoyment. All activities and storage such as tack, bedding and feed are allowed for within the new building.

The muck heap is positioned behind the stables away from any other buildings.

Joint Local Plan Policy LP21 points out the need to avoid negative impact on the environment, landscape character, setting of the locality. Erection of a purpose-built stabling building will not have a negative impact on the ecology of the area, with the land being used already concrete hardstanding. The stables form a further part of the previous permission and will allow shelter and management of the owners horses in conjunction with the use of the adjacent field for pasture which is being carried out in line with the British Horse Association guidance on Pasture Management.

3. Constraints – Policy PL21

Ia. Location, size and scale – the applicant owns 9 horses for private recreational purposes. The new building includes sufficient stabling and facilities for all associated storage to be contained inside the building. It is located close to the original farmyard on existing hardstanding.

Ib. Siting – the new building will be visible from outside of the property due to the location of footpaths running to the south, however, there is significant tree screening all around the adjacent fields and along the field boundary to the south of the new stable.

Ic. New building – the building will be of a traditional modern farm shed appearance. See above for siting adjacent to existing yard and old pig sheds.



TYPICAL STABLE BUILDING AS PROPOSED

Id. The muck heap will be located behind the new building, 4m away from the field boundary. Lighting to be applied for separately. There will be no impact on any other amenity through noise disturbance.

Ie. Waste will be disposed of via the muck heap which will be cleared out periodically by means of a professional removal service. Lorry access is possible via the main farm tracks.

If&g. The building will be constructed without any changes to existing landscape features, trees or hedges.

Ih. -

Ii. -

4. Ecology

The proposed site forms part of the wider old farmyard with the proposal laid over the existing concrete/hardcore hardstanding areas associated with the former pig pens. There is no wider impact on the landscape as a result of this application and no impact on existing 'habitat' & no buildings affected.



Extent of hardstanding where proposed stable to be located can be seen, now clear following recent sale of property