

# **Design-Access-Flood Risk Statement**

## **01 – ADDRESS OF SITE:**

Old Highwood Farm  
Dunkeswell  
Honiton  
Devon  
EX14 4SZ

## **02 – THE EXISTING FARM & REASON FOR THE PROPOSED DEVELOPMENT:**

The existing farm is under new ownership following the move of the new owner's farming business. The increased area of land which Old Highwood Farm affords will allow the owners to increase the number of sheep they rear, allowing their son to be part of the business.

In addition, their son wants to progress his event-riding career in the South-West, following his success at 2\* events in the South-East of the UK.

The son has a keen interest in training event horses, and the family is very happy to see that within the East Devon Local Plan, a strategy has been considered for sustaining and diversifying rural enterprises together with promoting opportunities for young people.

They believe their proposal is directly linked to the current 'East Devon Plan' strategy.

## **03 – LOCAL AREA AND HERITAGE IMPACT:**

A search has been conducted using published Local Authority and other information sources. The property is not in a conservation area but is within the Blackdown Hills AONB.

A check has also been made to Historic England, and there are no historic assets that will be influenced by the proposed extension.

## **04 – FLOOD RISK:**

A check has been made to the Environment Agency, and the site has been confirmed as ZONE 1, meaning no further investigation is required.

## **05 – BIODIVERSITY AND TREES:**

The applicants have paid particular attention to the government's policy for the enhancement of biodiversity within the development. They also confirm that managing sheep grazing with horse grazing will assist in the reduction of parasites, improve the control of weeds, and create a better pasture structure, enhancing the overall biodiversity of the land.

The proposal does not make it necessary to remove any hedges or trees, and the only land being disturbed is currently used for the grazing of sheep.

The applicant will not require additional fencing or external lighting as the horse training arena will only be used in the daylight.

## **06 – PROPOSED WORKS:**

The proposed work is for the construction of an open-air horse training arena primarily used for the training and exercise of several young event horses by the owner's son.

The proposed arena is to be positioned within a sheep grazing field adjacent to the main farmyard consisting of a range of farm buildings. The farmyard will screen the arena from any neighbouring houses, and its location will not allow it to be viewed from any public highway.

The surface will be fully permeable and consist of natural sand mixed with a fibre to aid moisture retention allowing consistency in varying weather conditions.

The size of the arena is determined due to the age of the horses being trained, and the greater area will help the horses and save any unnecessary wear and tear on their limbs.

## **07 – ACCESS:**

The access to the horse training arena will use the existing tracks, and no additional work or fencing is required.

**08 – OVERHEAD PHOTO OF THE AREA:**

Red dots show the approx. corners of the horse arena  
(see drawings for accurate layout)

