

**Planning Application Support Statement
Riding Arena / Menage - Haven Barns, Straight Road, Battisford, IP14 2HD.**

Full Planning Application – Installation of an all weather riding arena

Background

The site is a former pig unit/farm which has not been used as such for approximately ten years. Primarily the site is Haven Barns which was formally known as the Farm to the rear of Wonderlier, Straight Road, Battisford, IP14 2HD. The property changed ownership in December 2017 with the current owners undertaking sympathetic development and upgrades to the land and property. The site including the farmhouse, Wonderlier, on Straight Road, is approx 4.9 hectares. The house and garden being within the entire holding. The remainder of this holding being a farm yard and associated attached land, now known as Haven Barns. The open land on this site is classed as equestrian use. Non Commercial.

Proposed Use

The proposed addition supports the keeping and welfare of the applicants own equines/animals as pets. Specifically the installation of a standard type all weather riding arena / manage. This is for the applicants use only, no plan to apply for a commercial use.

Impact

The development is not visible from Straight Road and as such does not affect the comfort and amenity of nearby houses. The proposed Menage cannot easily be seen from either Straight Road or nearby Dedmans Lane. There are no noise implications with the use of such a facility.

Access

Currently there is vehicular access to Haven Barns via an established lane which is private and part of Haven Barns. No changes required. This is currently in regular use without incident or issues.

Lighting

No lighting is proposed in relation to this project.

Environmental Impact

The proposed Menage will not impact negatively on the site. No trees, bushes or current foliage is being removed to facilitate this development. The applicants have planted in excess of 30 additional new trees at the site thus far and continue to add appropriate foliage and trees.

Community Impact

There are no identified community issues related to this development.

Parking

Not Applicable to the proposed installation - There is currently parking available on site for in excess of 30 vehicles, which far exceeds demand, no alterations will be necessary.

Heritage Issues

We are aware from previous application relating to a Hay Barn, which was approved, that there is a listed building, Holly Farm adjacent to the site. However, there is significant foliage and trees screening Holly farm and the proposal site. Therefore, this proposal will have little or no impact. In addition, there are significant and varied construction outbuildings associated with Holly Farm which shield the proposed Menage from view entirely. This proposal is of limited height, fencing only, please note the post size outlined in materials does not take into account the fact that they are placed in the ground and therefore will be shorter.

Summary

Installation of a standard type Riding Arena / Menage similar to many in use in the vicinity and appropriate to the surroundings.

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