

Construction of Manège for equestrian purposes for private use only at Higher Farm

PREPARED FOR

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Higher Farm
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1.0 Background

Higher Farm, extends to 6.8 hectares (17acres) and is owned by the applicant Mr Martin Peaty. The land is down to grass and is used for the grazing and exercising of horses. There are currently 5 personal horses on the holding.

2.0 Proposal

The proposal is for a 40 metre x 30 metre Manège. This allows for the horses to be exercised all year round. The Manège is used for personal use only and sited adjacent to the existing equestrian buildings on site.

The Manège is an all weather surface, and prevents land, both on site, and in the locality being damaged during winter and wetter months.

The main purpose of the use is to allow for horses to be jumped. A 30m width, compared to a common 20m width, allows for horses to be comfortably turned.

A site, location plan and Manège detail is submitted with the application.

3.0 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;

4.0 Local Policy

Policy DM25: Recreational uses in the countryside – including horse-keeping/riding

Development associated with recreational uses will be permitted where it:

- a) will help meet a local recreational need; and/or
- b) will assist in the diversification of an agricultural enterprise; and/or
- c) will assist in relieving harmful pressures on a sensitive part of the New Forest National Park;

Provided that there will not be unacceptable impacts on the amenities of local residents, the rural character of the area, local roads or other environmental or agricultural interests (including nearby parts of the New Forest National Park and coast).

Development related to recreational horse keeping and riding will be permitted provided the scale is appropriate to the rural setting and character and it will not result in harmful increases in riding pressures on sensitive parts of the New Forest (in particular those subject to international nature conservation designations) or otherwise have unacceptable impacts on neighbouring uses, the rural landscape, local roads or on road safety.

5.0 Planning Comments

The proposal is for a new Manège at Higher Farm.

The manège allows for the applicant to be able to exercise their horses throughout the year, this helps prevent poaching of grass during the winter months or when wet.

The proposed location for the manège is currently used for the exercising of the horses, so the use of

the land would remain the same but there would be a material change.

Given the siting views into the site are extremely limited, with mature hedging and existing buildings screening the site, there is considered to be minimal impact upon neighbouring properties and the green belt.

The manège will be surrounded by a post and rail fence, which typical of an equestrian development and is no more than what could be done under permitted development.

Equine facilities are a commonplace 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. Local Policy DM25 refers to recreational uses, including horse-keeping/riding. However, the site already benefits from such a use. The proposal will help meet a local recreational need, that of the applicants.

It is understood that no lighting is proposed.

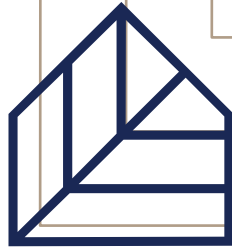
Given the above, and particularly support of planning policy of such proposals, it is considered that planning permission should not be withheld.

6.0 Conclusion

The manège will be used for non-commercial purposes only and can be adequately controlled by way of condition. As such, the development would not result in any perceived increase in activity within this countryside location. In addition, the retention would not result in any adverse landscape harm, and would not appear out of the ordinary with this location. Furthermore, the proposal would not result in adverse harm neighbouring amenity.

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