

PROPOSED OUTDOOR RIDING ARENA AT VALLEY YARD, BACK LANE, KETTLEBASTON, IPSWICH, IP7 7QB

PLANNING STATEMENT

Background

This report has been prepared at the request of Strutt and Parker (Farms) Ltd, 1 Old Park Farm, Ford End, Chelmsford, CM3 1JN to support a full planning application for a proposed Outdoor Riding Arena at Valley Yard, Back Lane, Kettlebaston, Ipswich, IP7 7QB.

Valley Yard is an existing equestrian unit comprising of a stable block with 20 boxes; small hay barn; horse walker and approximately 12.34 Hectares (30.49 acres) of grazing land divided up into separate paddocks by post and rail fencing.

Valley Yard will shortly be occupied by Jo Marshall of North Star Dressage, for use in connection with her business which includes full livery service with dressage and sports horse rehabilitation.

Proposal

The proposed tenant is planning to introduce a full livery, dressage and sports horse rehabilitation services. This will mean facilities will need to be provided to allow all year round exercise.

It is therefore proposed to construct a purpose built 60 metre x 40 metre outdoor riding arena which will be constructed with an all weather surface and drainage system with a post and rail fence around the perimeter.

The outdoor riding arena will be located approximately 4 metres from an existing track and hedgerow to allow for ease of access as well as providing screening into the site from the north.

Planning Policy

National planning policy can be found in the National Planning Policy Framework at Paragraph 84 as follows:-

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.....*

Planning Comments

The proposal is to construct an all weather outdoor riding arena which will improve the facilities currently available for the equine enterprise at Valley Yard.

The applicant intends to increase the services offered from the yard to include full livery, dressage and rehabilitation services. Some of the horses on the site will be competition horses, therefore in order to provide the level of exercise they require purpose-built facilities need to be available for exercise and training. A specialised surface is also important for horses undergoing rehabilitation to prevent further injury.

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

The arena is to be sited close to an existing track and hedge to mitigate any visual impact.

The horses will be stabled on site therefore a manege would mean the applicant would not have to take the horses off site for all year round exercise which would result in a reduction on traffic movements.

Planning policy is supportive of outdoor sport and recreation in the countryside and equine facilities are common place in the countryside.