

Factors to support planning permission for a riding arena and horse walker/exerciser.

Since moving to Fell View Barn in January 2020 the occupants have found a disappointing lack of useable bridleways. The applicants have 3 horses, 2 of which are young Shires and have found the local roads to be unsuitable for riding out due to the poor visibility of other road users caused by high roadside hedging. Many bridleways are unpassable either due to flooding or obstruction. In addition the applicants have a 9 year old daughter who also enjoys riding her pony but a number of incidents involving fast moving tractors and farm machinery on the local roads has led to a lack of confidence in riding out on the local roads raising the necessity for a personal riding arena and horse exerciser to ensure the safety of the rider, horse and other road users. Having access to this riding arena and horse walker will negate the need for horses to be exercised external to the property boundaries.

- 1) The arena and horse walker would be for personal use by the occupiers of Fell View Barn only. Business use is not sought and the only horses using the arena will be resident at the location.
- 2) Floodlighting is not required.
- 3) The location behind the agricultural barn is hidden from general public view and will be bordered with post and rail fencing in keeping with existing field boundaries.
- 4) Any spoil from levelling the site will be banked on the western boundary with planting of low level shrubs to provide additional shelter and green cover.
- 5) The surface will be sand, not rubber.
- 6) Drainage will link into the existing drainage external to the agricultural barn along its southern edge.