NEIL J BLAND Ltd
RURAL PRACTICE CHARTERED SURVEYORS AND AGRICULTURAL VALUERS

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Amber Valley Borough Council
Planning Services
Town Hall
Ripley
Derbyshire
DE5 3BT

10 November 2022

Dear Sirs

Proposed Dog Exercise Area and Small Timber Shelter at Meadow Farm, Main Street, Horsley Woodhouse, DE7 6AW

Please find enclosed completed planning application form and plans in connection with the above proposal.

The Applicant is a farmer, who wishes to pursue small-scale farm diversification by changing the use of a very small grass field (0.22ha) to a public dog exercising area. This will be extremely low-key and will involve very little change or development.

There is currently a hedge bordering the west, east and south boundaries of the field; these will remain unaltered. They will be left to grow higher to hide the new fencing, and to provide shelter and privacy. The north boundary is a 4' high sheep fence, which will be replaced with a 6' high deer fence with timber posts. The other three boundaries will have a new 6' high deer fence erected on the inside of the hedge. The field will remain grass, which will be managed by topping when required. A new 12' wide, 6' high timber field gate will be installed in the north boundary to provide access for field management. A new 4' wide, 6' high timber kissing gate will be installed in the north boundary for user access.

A small shelter will be installed near the user entrance. This will measure 8' wide, 10' long, 8' high at the front, sloping down to 7' at the rear. It will be open fronted, constructed of three timber sides, under a profile tin sheet roof.

Access to the facility will be on foot only from the two adjacent public footpaths.

The Applicant owns 45 acres in a ring fence around the proposed site (plus a further 40 acres), which is used for the grazing of cattle and sheep. It is hoped that the facility will stop members of the public letting their dogs off in the fields and worrying the livestock.

The location of the proposal has been chosen due to the existing small field and proximity to public rights of way. The shelter has been positioned close to the hedge where it will not stand out in the landscape. The new slightly higher deer fencing will soon be hidden by the adjacent hedgerows which will be allowed to grow taller. Timber has been chosen as the predominant new material; all new items will have a natural and agricultural appearance.

Paragraph 29 of the National Planning Policy Framework requires Local Planning Authorities to support a prosperous rural economy by supporting all types of business and enterprise in rural areas, and promoting the development of agricultural rural businesses.

The proposal is located within the Green Belt, where certain new buildings are considered inappropriate. An exception is the provision of appropriate facilities in connection with a change of use for outdoor recreation. Certain other forms of development are also not considered inappropriate in the Green Belt, including the material change in the use of land for outdoor recreation, providing it preserve the openness of the Green Belt. These points are reiterated in Amber Valley Saved Policy EN2 of the adopted Local Plan. Saved Policy LC6 states that planning permission will be granted for the provision of new leisure facilities, providing that in rural areas the proposals are adjoining local villages and well linked to the existing footpath network, and that they are of an appropriate scale and design which reflects the character of the village and surrounding countryside. The land and newly installed items will remain agricultural in appearance; the land could instantly be reverted back to agriculture without making any changes. The proposal will make an insignificant alteration in the appearance of the landscape and will not conflict with the openness of the Green Belt.

The small scale, thoughtful siting and natural materials used in the design of this proposal will not have a negative effect on the openness or the visual amenity of the Green Belt. The difference from what exists currently will be very minimal. The proposal will benefit the local community, as well as bringing benefits for the farm. It is hoped that the Authority will issue a swift decision in favour of the Application for this low-key development.

Yours faithfully

[redacted]

Ruth Woodcock BA (Hons) MSc MRICS

For and on behalf of Neil J Bland Ltd.