

TOWN AND COUNTRY PLANNING ACT 1990
CONSTRUCTION OF OAK FRAMED TRACTOR AND GARDEN MACHINERY
BUILDING, CONSTRUCTION OF STABLE BLOCK AND CONSTRUCTION OF ALL-
WEATHER RIDING ARENA WHITE COTTAGE, NORTH HEATH, CHIEVELEY,
NEWBURY RG20 8UA APPLICATION REF. 20/02205/HOUSE

We would like to respond to some of the points, raised by a concerned neighbour, regarding the impact on their lives, as noted in the planning officer's report.

As a back ground to the application, we feel it is important to note that our horses have been living out in the fields to the west of White and Bee Cottages for the past 7 years. We have rented these fields prior to purchasing White Cottage earlier this year. All manure has been regularly removed off site to a local farm during this period. We have received no complaints about noise or smell during this time. The nearest field is approximately 10m from Bee Cottage.

The Council did not object to the barn and stables in the previous application and these elements have already been considered acceptable.

The equine amenities are all for personal use only.

Section 6.7 states that there have been concerns raised by residents.

There has only been one letter of opposition, by a resident, [REDACTED], [REDACTED], the only other neighbouring property, have not objected.

Section 6.8 concerns noise from the stables and arena.

Our horses live out for the majority of the year, except during inclement weather, and so will rarely be kept in the stables. All four loose boxes have been purposefully positioned to face away from neighbouring properties, with only store areas facing towards them. As the wind is usually south westerly, any noise will be carried away from neighbours.

We have no intention of putting a sound system on the arena.

Section 6.9 concerns lighting.

There will be no lighting on the arena.

Lighting in the stables and barn will not be excessive, but adequate for the security and safety of the horses and ourselves. Lights will either face away from neighbouring properties or be shielded and screened off by buildings. For instance, we have proposed a lined, extended canopy on the stables so that down lighters can be installed. By definition these will face down and will not shine into any neighbouring property. In the barn, lights will be directed to the ceiling, to give ambient lighting. The barn faces away from Bee Cottage, and so any light will not impact that property.

Section 6.11 concerns smell.

As already stated, the horses live out the majority of the time. Manure will be removed to either compost bins or a dung heap to the south east of our land, well

over 100m from neighbours. Again, with the prevailing south westerly wind there will be no impact on them. The manure will be removed, as necessary, to Woodspeen Farm, Woodspeen, which we have been doing for the past 7 years.

We hope this reassures and allays any fears that the proposed development will not impact negatively on our neighbours.

Jonathan and Jessica Green