

PLANNING STATEMENT

This document is to support the planning application for a barn to be used for stabling and storage at Drainless Farm. Drainless Road. Eastry. CT13 0EA.

SITE HISTORY

The applicant has used this land for the past 21 years for grazing, primarily for broodmares and foals, the land was purchased by the applicant in March 2009 and has continued to be used for the grazing of horses owned by the applicant (Currently 6). The site is considered to be 9 acres in total.

ASSESSMENT

The site lies to the south of Drainless Road. The Woodland Trust have purchased the road frontage and have planted a small woodland area successfully screening the site from the road to the north side. Selson Farm to the west of the land have a substantial hedge bordering the two properties successfully screening the land from view. On the south side of the site there is also a substantial hedgerow screening the site. On the eastern side there is a smallholding with a number of outbuildings. This side of the barn will be screened by the addition of a new hedgerow.

The proposed barn would not be visible from the road, as screening is already present and it will be sited in a natural dip of the land. The barn would be sited close to the boundary to reduce the visual impact and will therefore not intrude on the view. There is no residential dwelling within 200 metres of the proposed development site except for the bungalow owned by the applicant.

WASTE ARRANGEMENTS

The muckheap will be disposed of by means of bulk bins supplied and emptied by a local farmer. This will prevent any accidental contamination of watercourses in the area.

PERSONAL STATEMENT

I have grazed horses on this land since moving to the area in 2000. For the comfort and welfare of the horses in inclement weather, and for surveillance of foalings it would be preferable to have secure stabling available, with electric lighting indoors.

We have recently had concerns about children and young adults from the adjoining campsite, which opened a couple of years ago. The mares have been chased and had stones thrown at them, and the foals have had children trying to ride them. This puts the safety of our horses and the unsupervised children at risk.

Complaints to the owner of the site have resulted in little or no action. I would now prefer to have the horses indoors and stabled at night where I can have CCTV for their safety, security and comfort. We are currently visiting the horses constantly until late at night, when the campsite is open.

PROPOSED OVERVIEW

There is a 253 metre track running the length of the property, next to the hedgerow, surfaced with chippings. This has direct access to Drainless Road away via a double gateway. The recently constructed bungalow has adequate hard standing and turning area for a number of cars and a horsebox. No change would be required to the access or hard standing area.

The site is currently screened from view on 3 sides with plans to screen the barn from view on the forth side.

The site is in a rural area, and development behind the bungalow would not detract from this.

The barn will be constructed of cold rolled box profile cladding in Juniper Green to lessen the visual impact. There will be a roller shutter on either end to facilitate evacuation in the case of fire. Fire fighting equipment will be permanently installed. The barn itself will be the same design and colour as the one constructed at "Part of Poison Cross Nursery" application number DOV/03/1529 which is 480 metres from the site.

The proposed development does not fall within a flood risk area.