

PLANNING STATEMENT

FOR

PROPOSED

ELONGATION OF EXISTING

MENAGE

AT

REEDS FARM,

EMPSHOTT, HANTS

FOR

MR AND MRS POLLECOFF

This Planning Statement is to accompany the attached planning application for the proposed elongation of the existing Menage at Reeds Farm, Empshott, Hants. The Planning Statement has been written in accordance with the associated government guidelines, paragraphs 82 to 96.

BRIEF DESCRIPTION OF EXISTING MENAGE

The existing menage which was approved under planning application 33978/004 and is located as shown on drawing 220401/04. The Menage is located within the curtilage of Reeds Farm adjacent to the existing Stable Block which was granted approval under application 33978 / 013.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Proposed elongation of the existing Menage.
- b) Installation of new mirrors as detailed below.

The reason for the elongation of the Menage is that the previous owners for whom the approval was gained is for training show jumping horses and the current owner wishes to train for their own use horses for dressage events and the current Menage is the wrong shape and size for this purpose hence the application for the elongation of the existing Menage to the proposed shape.

LAYOUT (paragraphs 84 – 87)

The layout of the “Show jumping Menage” as stated above is rectangular at 40m x 25m.

The proposed elongation to a “Dressage Menage” is to be 60m x 20m.

The Menage will be laid to levels as shown on the plan with as much as possible of the existing fencing being re-used and all new fencing constructed to match existing.

The Menage base will be laid by specialist contractors and will match the existing flooring.

It is also proposed to install new Dressage mirrors as shown on drawing 220401/05.

These mirrors will face towards the applicants property and will have no impact on adjoining properties.

The mirror specification is as below:

The mirrors are supplied by Arena Mirrors and it is proposed to have 5 mirrors as shown with 2 being installed in portrait orientation and 3 being installed in landscape format.

“The specification of our Mirrors for Training Arena Mirrors are very high quality safety backed to British Standard (this safety backing ensures that no large shards of glass come away should the mirror have an impact). They are a generous size 2440 x 1220 (8ft x 4ft) Our arena mirrors are encased within sealed within a tough galvanised framed unit on sides and the back of the mirror preventing water ingress and have an impact layer 12mm (absorbing any shock, this prevents breakages, flex and distortion) - supplied with easy fit brackets”