

Supporting information for a planning application

SCANNED

Justification Statement
In Support
of a
Proposal
to Construct
Horse Stabling and
Menage Training Facilities



For
P.E Robinson & Sons

Located at
Low Farm
Louth Road
West Barkwith
Market Rasen
Lincolnshire



This statement is intended to provide supplementary details to support the construction of a steel framed building to house stables with a training menage facility adjacent. The additional details will assist in its determination.

Statement on behalf of

P.E Robinson
Low Farm
Lincoln Road
West Barkwith
Market Rasen
Lincolnshire

For the Planning Department

East Lindsey District Council
The Hub and Willow House
Mareham Road
Horncastle
Lincolnshire

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Introduction

The proposal is to acquire consent to construct a building that includes housing stables (internal stalls) and a menage arena training facilities adjacent.

The proposal is to provide a range of facilities inside the building for horses, stables, a tack room to store harnessing equipment, storeroom for the storage of feed, area for storage of bedding material, and an area for storing training equipment (jumps etc). with a connecting constructed menage (to comply with IHSC standards) that will provide a safe and constructive area for exercising and training horses to a highly disciplined standard.

The facility is intended for the owner's private use, which is why its proposed location is adjacent to his dwelling and away from the noise. And bustle of the main farmyard. This will give easier access for the users and, more importantly, a calmer environment for the horses in order to foster the high level of concentration needed by both horses and rider when taking part in training exercises.

The construction will be fully in compliance with,
BS Equine welfare.

BD + FEL code of conduct for horse welfare

Code of practice for the welfare of horses

WOAH international horse movement

FEI jumping rules.

BSJA rules dressage.

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The Design and Access Statement will cover the following issues: -

History of the site: - What has been carried out on the land in the past.

Use: - the extent of the application proposals and what building space will be used for.

Amount & Scale :- How much would be built on the site, and how large will the building and space be (height, width, length).

Layout:- How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

Landscaping:- How the open space will be treated to enhance and protect the character of the site.

Appearance:- What the building and space will look like, for example, building materials used and architectural details.

Access:- Vehicular and transport links and inclusive access.

Justification:- reasons for the proposal

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History of the site:- What has been carried out on the land in the past.
The site is part of a mixed agricultural holding which has a very long, history of expanding and adapting to the changing needs requiring diversification in ways of providing a sustainable income for the family owning it. It holds a recently built farmhouse (2011) which was permitted to provide a home for one of the sons, as part of the consolidation and continued positive growth of the family business. The proposed facility will be adjacent to this for the private use of the occupant and his family.

Use:- the extent of the application proposals and what building space will be used for.

The proposed building is to be used for the stabling of horses and the equipment that is needed to maintain a high level of animal welfare. The proposed menage arena is for the training and exercising of the horses.

Amount & Scale :- How much would be built on the site, and how large will the building and space be (height, width, length).

Amount,

The aim is to provide a sufficient amount of space needed to enable high standards of training in conjunction with animal welfare. The amount is based on providing a range of facilities inside the building for horses, stables, a tack room to store harnessing equipment, storeroom for the storage of feed, area for storage of bedding material, and an area for storing training equipment, (Jumps etc). with a connecting constructed menage arena, (to comply with IHSC standards) that will provide a safe and constructive area for exercising and training horses to a highly disciplined standard.

Scale

The scale is again based on providing the right amount of space to enable the facility to be productive in training and animal welfare, The scale is small enough that it will not disrupt the setting of the adjacent farmhouse.

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Layout:- How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

The proposed layout of the facility is based on the requirements for its practical uses without detracting from the existing setting. It will also establish a traditional rural layout. It will be adjacent to the dwelling for ease of access and away from the noise and bustle of animal and vehicle activity in the main farmyard which would adversely affect the concentration of both horse and rider during the training sessions.

Landscaping:- How the open space will be treated to enhance and protect the character of the site.

The chosen location will take full advantage of the surrounding existing mature vegetation and the screening effect of the existing farmhouse,

All of which will help to continue to offset and reduce any effect of the proposed structure to a minimum on the character of the rural setting.

Appearance:- What the building and space will look like, for example, building materials used and architectural details.

The design of the building is now considered to be a traditional modern style for an agricultural structure.

Lower wall section to be concrete panels, upper section to be Lincolnshire timber boarding, roof will be covered grey cement fiber sheeting (big 6),

Large doors to be steel roller shutter type, the personal door to be flat steel in a box steel frame.

The menage arena is to be constructed to FEI jumping rules and BSJA rules for dressage. (see appendices for details).

The traditional grouping will consolidate the appearance of a traditional Lincolnshire agricultural setting.

Access:- Vehicular and transport links and inclusive access.

The proposed introduction of a facility will not affect the existing access to local and national networks.

Justification

The facility is intended for the owner's private use, which is why its proposed location is adjacent to his dwelling and away from the noise and bustle of the main farmyard. This will give easier access for the users and, more importantly, a calmer environment for the horses in order to foster the high level of concentration needed by both horse and rider when taking part in training exercises.

As the proposal is for private use, it will allow them an opportunity to train their horses and themselves up to a suitable competitive event level. Without having to travel, giving them more flexibility and time training.

Allowing them to be as close as practical, so they can, should needs require, be available to given 24hour, 7 days a week essential cover for the animals.

It also reinforces their comment to providing continued support for the social yet essential activities of the agricultural communities. With their use of local trades and subsidiary suppliers of (veterinary, tack equipment, training equipment etc).

They are committed to maintaining a level of functional activities in the countryside that is both productive and essential for the retention of the Public interest in all the wider aspect of the agricultural environment locally and nationally.

Conclusion

Taking an evolutionary approach to design is becoming easier as the value of such an approach is recognized as having a lasting benefit. It cannot be acceptable to lose a valuable opportunity to invest in a sustainable future through ignorance. Therefore, a careful balance of all the needs and requirements must be taken into consideration, with a rigorous and objective approach to decision making, based on sound methodology and constructive evaluations, that will lead to a decision that withstand scrutiny.

A willingness to be proactive in the evolution of a project and seek, through good design, solutions to situations, must be the way forward.

A considerable amount of time and effort has been taken to establish an acceptable proposal that will cater for a social need and will also continue to provide a positive and sustainable contribution to the working of the farm without compromising the character and status of the area.

In light of the above matters, I conclude that the scheme now before the Council is acceptable and clearly complies with both National and Local planning policy and will provide a development that has responded to and respects the character and appearance of the location.

Therefore, I respectfully request that planning permission be granted for the proposed project.

Appendices

Handling of products

Horse food will be supplied by the farm from its own resources.

Waste materials will be incorporated into the farm's own handling system.

Menage specification. (Section).

