

Planning and Building Control
Newark and Sherwood District Council
Castle House
Great North Road
Newark
Notts
NG24 1BY

February 2024

Dear Sir / Madam

Trent Valley Equestrian Centre, Occupation Lane, Fiskerton, NG25 0TR

Proposed new equestrian barn (part retrospective)

We are pleased to enclose an application for planning permission on behalf of Ms Rose Wilson (The Applicant) for a proposed new equestrian barn at Trent Valley Equestrian Centre, Fiskerton.

This Application is submitted with a full set of application plans and drawings, as well as site photographs. The correct Application Fee has also been paid.

Context

Trent Valley Equestrian Centre is operated by Rose Wilson and her daughter and comprises a large indoor area, stabling, sand arenas and other associated facilities and car parking. This is an established thriving rural enterprise that supports the local economy and creates local employment opportunities for the rural area including full and part time positions.

The Applicant also has a significant agricultural landholding around the villages of Fiskerton and Rolleston.

The proposed development would provide additional space for equipment and horses and constitutes a proportionate expansion of the existing commercial equestrian use. The proposal represents growth of the established business and will create jobs for young people living locally.

The Site comprises a substantial yard area containing a range of equestrian (and agricultural) buildings.

Officers are already aware that the proposed barn has been partly constructed on-site and replaces an older agricultural building that was of similar size, scale and proportions. The work on this new barn has stopped while this current planning application is progressed.

The Proposal

The proposal seeks the erection of a proposed new equestrian barn for stabling and storage.

From the photographs enclosed, you will see that this is a steel portal framed building sited within the existing yard area at Trent Valley Equestrian Centre, Fiskerton.

Principle of Development

The Site is located outside of the main built-up area of Fiskerton therefore the proposal represents development in the open countryside. Adopted Policy DM8 'Development in the Open Countryside' applies which states that proposals for the expansion of existing commercial uses that contribute to the local economy will be supported where it can be demonstrated that the particular rural location is required.

Trent Valley Equestrian Centre is an established rural enterprise, and it should be appreciated that such facilities often require a rural location due to large areas of land being required to support equestrian uses including paddocks, menages and stables. The proposed development will create jobs for young people living locally and consequently the principle of development is considered acceptable.

Impact on Character

Adopted Policy DM5 states that the rich local distinctiveness of the District's landscape and character should be reflected in the scale, form, mass, layout, design and materials for all new development.

The proposed barn is of a design that will compliment existing buildings at Trent Valley Equestrian in terms of form and scale including materials to match existing ones.

The Site comprises a substantial yard area containing a range of equestrian (and agricultural) buildings. The proposed barn replaces an older agricultural building that was of similar size, scale and proportions.

The proposed barn would therefore integrate well with the site and surrounding area. There would be no other notable, visible changes resulting from the proposed development.

Impact on Amenity

Adopted Policy DM5 also states that the layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.

The NPPF also seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed barn would be sited a sufficient distance from neighbouring residential properties to ensure no adverse impact on the amenities of neighbouring residents will occur and is therefore acceptable in policy terms.

Flood Risk and Drainage

Specific details have not been provided as part of the Application. It is considered that specific details can be secured by planning condition attached to a planning approval. However, the Applicant is committed to providing a 'safe' development that will be resilient in the long term to flooding and provide sustainable drainage solution where possible.

Impact on Highways

Adopted Policy DM5 is explicit in stating that provision should be made for safe and inclusive access to new development.

The proposed development would result in a small increase in stables and storage space in comparison to the overall existing 'scale' of Trent Valley Equestrian Centre. Consequently, there would be negligible increase in traffic to and from the site, which already includes a sizeable car parking area. The proposal is therefore considered acceptable in highway terms.

It should also be noted that the proposed barn replaces an older agricultural building (now demolished) that was of similar size, scale and proportions.

Conclusion

Trent Valley Equestrian Centre is an established rural enterprise that supports the local economy and creates rural employment opportunities including full and part time positions.

The proposed development (if approved) will provide additional space for equipment and horses and constitutes a proportionate expansion of the existing commercial equestrian use. The proposal represents growth of the established business and will create jobs for young people living locally.

It is considered that the proposed development would conserve the rural landscape and there are no adverse impacts to the character of the area, neighbouring amenity, flood risk and drainage or highway safety.

For the reasons set out above, we sincerely hope the Council can support the application and look forward to hearing from you in due course.

Yours faithfully

George Machin

**George Machin MTCP MRTPI
Partner**

GRACE | MACHIN

PLANNING & PROPERTY

