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PLANNING STATEMENT

Provision of 3 stables, animal feed store
and 2 additional accesses at
Greenacres Park
Ropers Gate, Gedney
PE12 0GA

February 2015

Introduction

This application proposes the provision of 3 stables, an ancillary storage building for food/supplies etc and the creation of 2 additional access points.

Two of the stables are already on site and the submission of the application was prompted by the Council to regularise the situation. One of the stables will be relocated towards the rear of the site and the third stable will also be located towards the rear.

The applicant also requires an ancillary building for storage etc in connection with the keeping of horses and this would be located adjacent the existing stable at the rear of the site.

National Planning Policy Framework 2012

Paragraph 14 states that '**At the heart of the NPPF is a presumption in favour of sustainable development ...**

For decision taking, this means:

- **Approving development proposals that accord with the development plan without delay; and**

- **Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:**

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole; or

specific policies in this Framework indicate development should be restricted

Impact on Character and Appearance of the Area

The site lies within the countryside, and it is usual for stables to be visible in the landscape.

Planning permission has already been granted for one Gypsy/Traveller pitch, the occupation of the site being restricted to Gypsies/Travellers only.

The larger site will be divided into 3 separate areas, and it is intended that the 2 of the paddocks will be rented out

Impact on highway safety

The amount of traffic generated would be modest, with each stable accommodating only 2 horses. There is ample room within the site for turning and parking. The new accesses will be in accordance with the requirements of the Highway Authority.