

DESIGN & ACCESS STATEMENT

Client: Mr M Soliman

Project: Open air enclosure for the training and exercise of falcons, Holme Leigh Farm, Hunts Gate, Gedney, Spalding, Lincolnshire

Ref: 061604

Document Ref: DAS01 (P1)

Date: 18.08.16

INTRODUCTION

The proposal is for an open air enclosure for the training and exercising of falcons. This full planning application is related to the falconry building approved under planning permission H06-0855-14 & H06-0534-15 for the non-commercial breeding and rearing of falcons.

The site is well screened with native hedging and a copse further to the south and has no immediate neighbours.



View northwards from Hunts Gate



View north-eastwards from Hunts Gate

USE

The proposed use is in connection with the non-commercial breeding and rearing of falcons. The proposed use of the open air enclosure is for the training and exercising of the falcons.

AMOUNT

The application site area is approximately 0.09 ha.

The enclosure comprises a circle with an internal diameter of 30m together with a square area with internal dimensions of 5m x 5m. This equates to an inner area of around 732sq.m.

LAYOUT

The site is to the east of the previously approved falconry building.

The enclosure is accessed from the north, via the square area which abuts the main circular area.

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In the centre of the circle there is a pole that supports netting. This netting can be retracted when the enclosure is not in use.

SCALE

The proposed scale is sympathetic to the immediate context and its setting.

The enclosure comprises a circle with an internal diameter of 30m together with a square area with internal dimensions of 5m x 5m.

The circular area has walls of 3.6m in height. The smaller square area has walls of 3m in height.

LANDSCAPING

The site is well screened with soft landscaping, including native hedging around the perimeter and a copse further to the south

The ground inside of the enclosed area will be gravel.

APPEARANCE

The walls will be corrugated metal which is a typical material in the agricultural landscape. There is no roof as such, however, the netting over the top will be a polypropylene type.



View showing gravel ground, corrugated metal walls, central pole and netting above



Close up view of corrugated metal walls with perches and netting above

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Close up view of central pole



Close up view of central pole with perches



View of central pole with netting being installed



View of netting being spread out for installation

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The photograph below (left) shows a completed one situated in Scotland. The photograph below (right) is within the enclosure with the netting retracted.



Example in Scotland



Netting retracted down

ACCESS

The enclosure is accessed by a pair of doors. Because there is no floor as such, the ground level will be unaffected and so level access is achieved.

The proposals do not impact on the existing vehicular access and / or vehicular movements. The County Highways Authority did not object to the proposals approved under application H06-0855-14.

PLANNING

Policy SG4 of the South Holland Local Plan (2006) allows new development in the open countryside where it is appropriate and reasonably necessary in that location. Explanatory text accompanying Policy SG4 indicates that this can include agricultural, recreational and leisure related uses. The nature of the proposal, involving the rearing of falcons, is such that a rural location is necessary, as opposed to within a defined settlement.

Moreover, the proposal is in accordance with advice within the National Planning Policy Framework (2012). This promotes appropriate business, leisure and recreational enterprises in rural areas, both through conversion of existing buildings and well designed new buildings.

The proposal would be situated within an area that is well landscaped, including native hedging around the perimeter and a copse further to the south. It would sit satisfactorily within the agricultural landscape and would not cause material harm to the character of the countryside.

In terms of amenity, the site is relatively isolated with no immediate neighbours. It is considered that residents within the area would not be materially affected by reason of noise or general disturbance.

FLOOD RISK

The proposal is not a 'building' because it is not roofed. It is an open air enclosure. The ground surface inside of the enclosure will be gravel which by its very nature is a permeable surface. The fine netting allows rainwater through so there is no surface water run-off.

In respect of this it is considered that a flood risk assessment is not appropriate to this application.

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