AUSTIN JOHN LTD



Planning Statement

Proposed Change of Use From Agricultural Land to Equestrian
Including Proposed Amenities and Buildings At Land on West Drove PE12 0PN

Prepared for: Ms Goodson

Prepared by: Austin John Ltd, Rualen, Mill Green Road, Pinchbeck, Spalding PE11 3PU

On Behalf of: South Holland District Council

Planning Reference: H07-0173-23

By Nicola Chamberlain, March 2023

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Contents

1. Introduction

2. Proposed Works

3. Use of the proposed equestrian facilities

4. Conclusion

1. Introduction

1.1 This Planning Statement has been prepared on behalf of South Holland District Council (SHDC) and written by Nicola Chamberlain of Austin John Ltd.

1.2 The statement supports proposals for the Change of Use of Land on West Drove PE12 0PN from Agricultural to Equestrian. The proposals include the division of land to grazing paddocks, while retaining a substantial area for growing hay for our clients personal use, plus the erection of stables and barn and also to include a menage with provision for hard standing and parking.

1.3 This statement should be read in conjunction with the following drawings:

AJA/1257/23/00
AJA/1257/23/01
AJA/1257/23/02
AJA/1257/23/03a

1.4 The land sits outside the settlement of Gedney Hill to the south of the village, in open countryside. The land has existing vehicular access to the highway on West Drove South



Pic 1.
Image showing the entrance to the field.

2.0 The Proposed Works

This proposal is for the change of use from agricultural land to equestrian, including the application for amenity buildings and menage.

The land on West Drove is currently set to grass and unoccupied.

The application is to create a block built stable complex, with an additional portal frame hay barn and tractor shed, a menage and hard standing with designated parking.
The application includes a bund as wind break which will be formed from the spoil from the proposed groundworks.

3.0 Use of the proposed equestrian facilities

The proposal will be mixed private use for our clients own horses, but to also offer part-livery for 5 horses. With part-livery, my client will undertake either the turning out or bringing in of the horses on behalf of her clients, so limited activity during the middle of the day and in turn, limited vehicular movements.

The facility will be open from 8am to 7pm Monday-Friday and 8am to 6pm Saturday and Sunday.

The liveries will be mainly retired horses or horses undergoing rehabilitation so the activities on the yard will be predominantly care of the horses and limited exercise in the menage.

No shows or competitions will be held at the yard, it is predominantly the owners private use for their horses.

There will be eight grazing paddocks for the horses, and to the west of the site there will be a 3 acre hay field which will remain as agricultural use for the harvest of hay.

4 Conclusion

This proposal has considered the impact on the local area which will be in line with typical countryside use with minimal commercial activity.

Directly opposite the land to the East, there is already existing equestrian centres which back on to West Drove South, plus other established equestrian facilities in the proximity.

The proposals set out in this application seek permission to allow the land to have a change of use from agricultural to equestrian, with the ancillary buildings.
It is presented that this proposal constitutes a practical solution for the continued use and relevancy of the land and to fulfil a market need for the livery retirement and rehabilitation facilities within the district, therefore we respectfully request this application is granted.



Pic 2.
Image showing the equestrian facilities directly opposite the proposed site.