

Date: 15/11/16
Ref:J074-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR

PROPOSED STABLES
for use with the cottage POPLARS
NORTH ROAD opp MOLE DROVE intersection

GEDNEY HILL LINCS

for

MR & MRS J DEPEAR

Introduction and the site: -
The strip of land on the opposite side of North Road my client owns with the intention of applying for change of use for a Stable Block to be used domestically by the cottage Poplars. This strip of land is not presently being used agriculturally and is stood vacant. My client did own all this field which he has since sold so it can be used agriculturally holding back this small strip for this purpose. Although my client owns the Poplars he presently rents it out and several possible tenants have horses which have turned away from this property because no stable accommodation. It is also a fair possibility that my client will downsize from their current property to live in the Poplars and with them keeping horses will require stable accommodation themselves.

Use: -
The proposal is to create an area as shown on the plans for the use of keeping horses both inside and out in a safe environment.

Amount: -
The creation of a good size stable for domestic use to house 3 horses with Feed store and Tack room.

Layout: -
The layout of the site is better explained by the drawings, however we intend to keep the rural nature of the area and setting.

Scale: -
The scale of the site is better explained by the drawings.

Landscaping: -
Apart from the ground the stable block is intended to sit on the openness of this area is maintained. The use of timber post and rail fencing to match existing fencing to create the compound for the horses .

Appearance: -
The appearance of the site is better explained by the drawings, however it is a simplistic design in traditional materials similar to other stable blocks nearby at Northolme North Road Gedney Hill.

Access: -
Access to the site is directly opposite the host cottage Poplars.

Flood Risk Assessment: -
Although this site is Flood Zone 2 we ask that this proposal if accepted becomes under the ownership of the cottage Poplars and therefore state that the floor levels of the stable will be on the same level as the ground floor of the cottage. This area will then become a subsidiary of the cottage Poplars.