Architectural Consultant

Planning Statement

Proposed Manege & Reinstatement of field access:

White House Farm,

Boston Road,

Gosberton,

Spalding,

Lincolnshire,

PE11 4NU

1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a full planning application for the construction of a new manege & reinstatement of a field access at White House Farm, Boston Road, Gosberton as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop the site and make use of the new manege, initially for personal use, but longer term to establish an equestrian business from the site that offers riding lessons and equestrian education.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0390-23-01 Proposed Manege

2. Site and Surrounding Context

2.1 The Site Location

The site is located off Boston Road on the outskirts of Gosberton and is formally a portion of a larger agricultural holding with the original farmhouse located to north east corner of the site. There is approximately 5 acres of land with the property, and this is currently being used solely for equestrian use by the applicant. The proposed reinstated access is to the north west corner of the site and appears to be a former field access to the site, there is a section of hedge that is at odds to the surrounding hedgerow

and trees to the boundary which suggest an opening has been infilled at a later date to the planting of the remainder of the boundary hedgerow.

The area of the site where the manege is proposed is surrounded by the applicants land to three sides and an area of private open land to the west which contains overgrown planting and two large lakes. Generally the position of the manege within the site is very private and cannot be seen from any direction due to the surrounding land and mature planting on all sides. Directly to the east, adjacent to the site, is the remainder of the agricultural holding, which is now separate and is being used as a plant nursery and has a number of large glasshouses.

3. Proposal

3.1 Manege

The size of the manege is slightly larger than a typical space at 30 x 50m, however, this is to allow for some additional space to ensure that there is sufficient circulation space for lessons, pony trap riding etc. It will be positioned towards the western boundary of the site to ensure that access is as straight forward as possible and there is minimal disruption to the surrounding paddocks. The perimeter will have a 1.5m high post and rail fence, very typical of the area, to act as a visual barrier between the arena and the surrounding space.

There will be floodlighting to the manege, this will be low level and manually controlled so that it is only on when the applicant is making use of the arena. The area is positioned some distance from the highway so it is unlikely they will cause any problem to motorists; however, the floodlights will be aimed directly at the manege only to avoid any possible glare of disturbance to any users of the road as they are passing the site.

The manege will initially be used for private use by the applicant, however, it is a long term intention to run a business from the site which will offer education in equestrian care and riding lessons. There will be an application submitted at that point in time which will establish a business use of this portion of the site and the details that are required at that stage.

3.2 Reinstated Field Access

The proposal includes the reinstatement of a former field access into the site. As mentioned previously, there is a point in the boundary hedgerow to the north west corner of the site that appears to have been planted at a much later date than the surrounding hedgerow and trees. It is the view of the applicant that this is the position of a former field gate due to this and its position on the bend of the road that allows good visibility in both directions.



Former field access into the site

This access point into the site will allow for easy access to the position of the manege, both for its construction and upkeep and also for the future proposal of operating a business from the site. With the long term proposal it will allow the applicant to keep the current access in to the site, the driveway to the dwelling, separate from the business access where clients will be able to pull in and park within close proximity of the manege.

The access point sits on a bend of the road and the hedgerow sites a couple of metres back from the edge of the highway which gives good visibility in both directions, approximately 120 metres to the west and 300 metres to the east. Given that the access sits on a 50mph portion of the highway and has clear unobstructed visibility in both directions there are sufficient sightlines to allow safe access to and from the gateway.




Visibility along the highway from approximately 2.5m back from the edge of the highway