



Planning Statement

**Proposed Change of Use of Land to Paddock with
associated structures:**

**127 Dog Drove South,
Holbeach Drove,
Spalding,
Lincolnshire,
PE12 0SD**



1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a full planning application for the change of use of land and erection of associated structures on land adj. 127 Dog Drove South, Holbeach Drove 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 under the proposed use in order to house their own ponies.

1.2 Drawing List

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

0373-23-03 Change of Use

2. Site and Surrounding Context

2.1 The Site Location

The site is located off Dog Drove South on the edge of the village of Holbeach Drove. It has, until recently, been owned by the former owners who left the area in an ever-deteriorating state. It has now been purchased by the applicant who also owns at the adjacent 127 Dog Drove South, which serves as their primary residence.

Since purchasing the land, the applicant has fenced the perimeter to secure the site and also installed land drainage to combat the issue of flooding on the land.

3. Proposal

The accompanying Proposed Block Plan shows the layout of the land, it includes two timber buildings, a vegetable plot with a small greenhouse and the paddocks. Both timber structures, marked 'B' & 'C' on the accompanying plan, will be a typical 12ft x 24ft stable and storage building, to match those below. The stable building will have two stable doors to accommodate the two ponies whereas the storage building will have one large central door, to store a quad bike, lawnmower and small tractor, all agricultural in use to help with maintaining the site. Both buildings will be supplied with power via the supply to the outbuildings on the adjacent site and there will be a water supply to the buildings and to the paddocks.



Stable & storage building



The remainder of the site will have a vegetable plot towards the front, marked on the accompanying plan as 'A', with raised beds, a small greenhouse, and a weeping willow tree, maintained so as to remain within the boundary of the site, planted centrally to this area to assist with controlling the surface water. The bulk of the area being devoted to the two paddocks. Initially there will be just one pony on the site but there is sufficient space for a maximum of two, however, there will never be any more than this.

The access to the site will be directly from the adjacent property of 127 Dog Drove South, therefore no new access to or from the highway will be introduced. A 5-bar gate will be installed in the existing fence line between the property and the application site, this will not only allow for easy access by the applicant. There is an existing field gate to the west corner of the site, this is to remain although will be locked at all times unless access is needed by horse box to load/unload the ponies. A second field gate is to be installed behind this to give two measures of security but also to allow any vehicle to pull off the road.