

SUPPORTING STATEMENT



For

RETROSPECTIVE CHANGE OF USE FROM AGRICULTURAL TO EQUESTRIAN

At

**The Old Farmhouse
Black Hole Drove
West Pinchbeck
Lincolnshire
PE11 3QL**

For

Mr Chris and Mrs Lesley Martin

PLANNING APPLICATION ISSUE

Oglesby & Limb Ltd

Chartered Architect

Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410

Application Summary

- This application seeks retrospective approval for the change of use of land from agricultural to equestrian.
- The site has provided a haven for sanctuary donkeys and a pony for some time. The pony was however rugged in November 2024 and the applicant now therefore wishes to formalize the change of use from agricultural to equestrian that this change is considered to trigger.
- The application does not require any additional buildings nor infrastructure.
- The site has accommodated the donkeys and pony for a number of years and this has operated successfully without any issues arising.

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Introduction

Mr and Mrs Martin have operated the land around their dwelling to accommodate donkeys and a pony for several years. It provides a home for donkeys from The Donkey Sanctuary (for which the applicants are the custodians rather than owners) plus one pony which they own. Technically, it is considered that the use formally changed from agricultural to equestrian in November 2024 when the pony was rugged, so the applicant approached Oglesby and Limb in late 2024 to secure approval retrospectively for the change of use.

The submission comprises this report together with a site location and block plan, a BNG Statement and a Flood Risk Assessment.

Site Analysis

Location

The site is located on the south side of Black Hole Drove, approximately 2.3km west of its junction with Six House Bank, West Pinchbeck. The full extent of the site is indicated on the site location plan within the drawing pack. The site area is stated within the planning application form. The site can also be located via the following means:

Nationally recognized references:

Grid reference:	TF 17366 25130
Easting / Northing:	517366, 325130
Latitude, Longitude (degs, mins, secs):	52°48'39"N, 000°15'37"W
What3Words:	fortified.plant.chicken

Refer to drawing A1750-01 for the location and extent.

Size and topography

The site is irregularly shaped, but essentially wraps around the east, south and west sides of The Old Farmhouse, connecting with Black Hole Drove at the east and west ends along the site's north boundary. The east to west dimension is approximately 185m and the north to south varies from 65 to 84m maximum, though it is less than this south of the dwelling.

Access to the site

There is field gate access (fig. 01) to the site along its north boundary approximately 60m west of The Old Farmhouse. Approval for this was sought and granted from Lincolnshire County Council in 2007 and the works were implemented in 2008. There is also internal access (fig. 02) between the site and the stables and barns which form part of The Old Farmhouse complex.



Fig. 01 – Field gate from Black Hole Drove



Fig. 02 – Access to the stables of The Old Farmhouse.

Site Boundaries

Regarding the boundaries of the site, these are all defined by fencing.

The north boundary of the site runs along the south edge of Black Hole Drove, both east and west of The Old Farmhouse (figs. 03 and 04) with a section also abutting the south

boundary of The Old Farmhouse. This is a timber fence, with secondary wire animal fence inside. Beyond this boundary is the road, then some open fields, farm buildings and a further dwelling.



Fig. 03 – North boundary (east) – defined by fencing.



Fig. 04 – North boundary (west) – defined by fencing.

The east boundary is again defined by a fence, this time a wire fence between timber posts (fig. 05). Beyond this fence are open fields for a distance of at least 375m before development is encountered.

The south boundary is again defined by a wire and timber fencing. Beyond this fence are open fields for a distance of at least 900m before development is encountered. Development in this direction comprises Kruger Equestrian and Equine Supplies on Leaves Lake Drove.

The west boundary is defined by a wire and timber fence (fig. 06). Beyond this fence is the 1m high close-boarded timber fence that is associated with the adjacent property. The adjacent property is a dwelling with barns, though the dwelling is located a further 30m or so beyond the boundary.



Fig. 05 – East boundary – defined by fencing.



Fig. 06 – West boundary – defined by fencing.

Views into and across the site

There are publicly accessible views into the site from the north along Black Hole Drove (fig. 07). There are also views on approach from the north-east and north-west (fig. 08) along the same road. Views from the south, from public land are only available for 900m away on Leaves Lake Drove. In all cases, these views are simply across grassed land.

There are no buildings on the site, so all views of it are also views through it, in all cases across fields in agricultural use.

There are no significant views out from the site.



Fig. 07 – View across the site from north.



Fig. 08 – View across the site from the north-west.

Use and development of the site

There is no development on the site and a regressive map search indicated no development as far back as 1887. The applicant’s home, The Old Farmhouse is residential, but was originally surrounded by agricultural land in all directions.

Planning History

With reference to the planning application search facility on SHDC’s website, the only applications relating to The Old Farmhouse were as follows:

- H14-0404-04 - Two storey rear extension - Approved 12.05.04
- H14-1427-07 - CD for rooftiles for H14-0404-04 - Approved 09.07.08

The above extension works were implemented following approval.

There are no applications for the specific site shown on the website search.

Streetscape / planting

The landscape is one of open countryside predominantly in agricultural use. From Black Hole Drove open fields extend both south and north for several kilometres. The fields are divided by drains and droves in a manner typical for this area. Tree growth tends to be largely in linear form, along the droves, and associated with residential gardens close to the road. There are some trees along the boundary between the site and The Old Farmhouse, though these are not impacted upon by the application.

Amenities

The town of Spalding is located 7km south-east of the site. There is an equine supplies on Leaves Lake Drove 900m south of the site. That said, the proposal is retrospective, and the location of amenities is not significant.

Context - general development

General development in the vicinity comprises farm buildings and houses scattered along the length of Black Hole Drove.

Architectural context

Architectural context is not relevant given that the proposal involves no building work. Generally this is a rural context with features typical of the South Holland District.

Site Appraisal

Details of the site and general context have been recorded and analysed within the site observation and analysis above. From those findings the following statements relative to the site are believed true.

1. The application is retrospective. The site already operates in equestrian use, successfully, without incident.
2. No building works are required or proposed.
3. No demolition is required or proposed.
4. The site is of sufficient area and suitable dimensions for the use.
5. The site has direct access to The Old Farmhouse for use of the existing stables and barn etc. The Old Farmhouse also provides natural security for the site.
6. There are no neighbouring properties very close to the site. The use does not present any anti-social issues.
7. The site is already grassed and is well suited to the use.
8. Equestrian use of the type proposed is contextually appropriate for a setting of this kind.
9. The site is in Flood Zones 1 and 2 however no building work is proposed. Arrangements are in place to move the animals off site, elsewhere in the district in the event that flooding occurs.

Design Statement

The proposal does not include any physical buildings and as such there are no design issues.

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use

The application is retrospective because the land is already in equestrian use. Historically it was agricultural. Equestrian use is suitable for this location and there are various other sites close by that are in this same use.

Amount

This is not relevant because no physical building is required.

Layout

The use utilizes land that already exists. The use as equestrian is compatible with the surrounding agricultural and residential uses.

Scale

This is not relevant.

Landscaping

No landscaping works are proposed. The site is already established and is entirely soft-surfaced.

Appearance

The appearance of the site remains contextually appropriate.

Demolition statement:

No demolition is proposed.

Flood Risk Assessment:

The Environment Agency's Planning Flood Risk Map indicates that this site is mostly in flood zone 2, though with areas in flood zone 1. A separate Flood Risk Assessment is provided.

Heritage Statement

The site is not known to be of any historic interest and therefore no further statement has been prepared at this stage. In any event, the use does not impact upon any buildings, nor the ground.

Overall Summary

The foregoing report sets out the characteristics of the site and attempts to provide SHDC's Planning Department with detailed information in support of the application.

In summary, the use of the site was agricultural but its use to graze animals commenced after 2017. However, in November 2024, due to the pony ageing, it was rugged, presenting a change from agricultural to equestrian use. The site has continued to operate successfully in this use since then, and without any incidents. We would highlight that the site is for personal use only by the applicant, there is no commercial aspect of the use in any way. The use is contextually appropriate and presents no issues of compatibility with any neighbouring sites. The proposal does not require any building. The barns and stables of The Old Farmhouse are located immediately adjacent and are therefore utilized as would have been the case historically. The site now provides an appropriate haven for 4 donkeys from The Donkey Sanctuary, plus one pony owned by the applicant. All animals are cared for on the site by the applicant.

END