



Planning Statement

Proposed Manege:

**Benner,
Glenside South,
Pinchbeck,
Spalding,
Lincolnshire,
PE11 3SA**



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 at Benner, Glenside South, Pinchbeck 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 themselves for their own personal use.

1.2 Drawing List

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

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2. Site and Surrounding Context

2.1 The Site Location

The site is located off Glenside South on the outskirts of Pinchbeck and is formally a small agricultural holding with a number of large agricultural buildings and a large farmhouse, in a deteriorating state, due to be refurbished and extended under a separate Planning application.

The area of the site where the manege is proposed is surrounded by agricultural land, under separate ownership, and can only be described as wasteland due to a layer of hardcore and other detritus throughout. It is therefore unsuitable for farming or growing of any scale and if left the area would simply overgrow and become an eyesore.

3. Proposal

The size of the manege is based on a typical 20 x 40m arena with some additional space to allow for circulation space, storage of poles etc with ease. It will be positioned (at its nearest points) approximately 1m from the boundaries to allow access around the perimeter for maintenance etc. 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 surround 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.