

## DESIGN AND JUSTIFICATION STATEMENT

Planning Application for the  
Demolition of an Existing Stable and The  
Erection of a Proposed Stable and Arena  
At Bookers Farm, Waddington

**Date:** May 2018  
**Job ref:** 5614

## 1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our client Mr Swingler, as part of a full planning application for the demolition of an existing stable and erection of a proposed stable and arena.

It is to be read in conjunction with the following planning drawings:

- 5614 – 01A Existing plans and elevations
- 5614 – 02B Proposed plans and elevations
- 5614 – 03 Site Location Plan

Our client is looking to down size his property due to age and health reasons and is leaving a large farm that has suitable facilities to cater for the client's horses. Currently at Bookers farm there are not adequate existing facilities to cater for the horses, due to this the proposal seeks to provide a suitable stable and arena to ensure appropriate facilities are provided that ensures the welfare of the horses.

## 2.0 EXISTING STABLE



The existing stable is 7.3 x 3.7m x 3.3m high and is constructed from masonry, timber cladding and a corrugated roof.

### 3.0 PROPOSED STABLE AND ARENA

The proposed stable is 18.9 x 15.3m x 3.3m high and is to be constructed from masonry with a rendered finish and a fibre cement slate roof. The internal layout provides 7 areas to be used as follows:

- Stables 1-4 required for stabling 4 horses, the horses have height categories of 16.3HH, 16.2HH and 16HH.
- Tack area required for storing tack, rugs & necessary equipment
- Stable 5 required for routine veterinary & farriery use.
- Stable 6 required for the storage of feed, hay & bedding.

The proposed Arena is 60 x 20m with a post and rail perimeter fence. The arena will have a surface of mixed fibre, sand and rubber. The arena is required for providing a suitable area for working the horses due to the wet nature of the land during winter months.

### 4.0 SUMMARY

In summary the proposal which forms the basis of this full planning application has been designed to provide the required facilities to facilitate the horses in a manner which ensure their welfare.

The proposal does not detract from the visual impact of the site or the surrounding area. Traditional materials are proposed to respect and ensure it is in keeping and harmony with surrounding structures. The proposal does not compromise the amenity of adjacent buildings and would not result in a loss of light.