

Tomplan Planning Service

Design and Access Statement

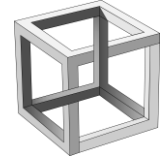


Proposed Development: Horse Riding School

Site Address: Former Site of Priesthows, Butterwick Road,
Messingham, DN17 3PA

Client: Mr. Marius Skarbalius

Date: January 2025



1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the development of a Horse Riding School at the Former Site of Priesthows, Butterwick Road, Messingham. The proposal includes the construction of a stable block, indoor and outdoor riding arenas, a hay and feed barn, a vehicle and machinery shed, equipment storage, a business owner's house, and student accommodation. The proposal aligns with North Lincolnshire's planning policies and aims to support local rural diversification and recreational opportunities.

2. Site Context and Surroundings

The application site is situated within open countryside west of Messingham. The land is enclosed by a post-and-rail fence, with hedgerows along the southern boundary. To the east of the site, a converted farm building currently used as a residential dwelling is located. The site is accessed via Butterwick Road, with a new access point proposed to ensure safe and efficient vehicle movement. The site is in a rural setting, making it suitable for equestrian activities. Apart from necessary environmental and highway considerations, there are no significant constraints.

3. Proposed Development

3.1 Stables

Accommodation for 10-15 horses, Tack room, feed storage, and two grooming bays, Minimum stall size: 12m² (4m x 3m per horse), Central aisleway for safe movement, Separate wash stall and bedding storage, Approximate size: 324m²

3.2 Indoor Riding Arena

Weather-protected training area, Size: 18m x 35m (630m²), Ceiling height: Minimum 6m for safe jumping Kickboards, acoustic insulation, and proper drainage, LED lighting and shatterproof mirrors, Natural and mechanical ventilation systems

3.3 Outdoor Riding Arena

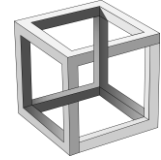
All-weather training surface, Size: 800m² with proper drainage system, Surface material: Sand and geotextile mix, Fencing: 1.2m height for safety

3.4 Business Owner's House (bungalow)(GIA@118.94m²),

Ground Floor: Office, kitchen, dining/living area bedrooms, and secure entry, Office includes Wi-Fi, desks, and filing storage, Energy-efficient design with security system

3.5 Student Accommodation (bungalow)(GIA@118.94m²),

Temporary housing for students attending riding courses, 3 shared bedrooms, Living/dining area, Communal kitchen, bathrooms, and laundry facilities



3.6 Hay and Feed Barn

Storage for hay, feed bags, and supplements, Size: 150m² (10m x 15m), Capacity for 100 large square bales, Ventilation for air circulation

3.7 Equipment Storage

Organized storage for tools and stable maintenance equipment, Size: 6m x 8m (48m²), Wall sections for shelves and hooks, Open floor space for wheelbarrows and larger tools

3.8 Vehicle and Machinery Shed

Secure storage for tractors, mowers, and horse trailers, Size: 6m x 12m (72m²), Height: Minimum 4.5m to accommodate large vehicles

4. Design Approach

The proposed development has been designed to respect the area's rural character while meeting functional requirements. The structures will utilize traditional and natural materials such as timber, brick, and stone cladding where appropriate. The scale and massing of the buildings have been carefully considered to ensure they blend harmoniously with the landscape, thereby ensuring minimal visual impact.

5. Access and Transport

New site access point from Butterwick Road (approved by planning PA/2022/2225)

Adequate parking for students, staff, and visitors

Safe and efficient vehicle circulation within the site

Compliance with highway regulations and safety clearances

6. Planning Policy Compliance

The proposal aligns with national and local policies, particularly:

North Lincolnshire Local Plan (Policy RD2, DS1, T2): Supports appropriate rural development

Core Strategy (CS1, CS2, CS3, CS5, CS25): Encourages rural economic growth and recreation

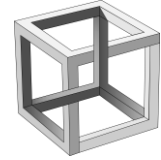
New Local Plan Policies (SS1, SS2, SS3, RD1, DQE12, T3): Promotes sustainable rural enterprises

NPPF (Chapters 9 & 12): Ensures well-designed, sustainable development

The proposal promises to significantly boost the rural economy by offering educational opportunities, creating employment, and unlocking the area's tourism potential, thereby fulfilling key planning policy requirements and fostering a sense of optimism and support.

7. Environmental Considerations

Adequate drainage system to prevent waterlogging. Minimal impact on biodiversity and hedgerow retention where possible. Sustainable construction practices and energy-efficient design



8. Supporting Planning Statement

This Planning Statement has been prepared in support of the proposed Horse Riding School at the Former Site of Priesthows, Butterwick Road, Messingham. The proposed development includes a stable block, indoor and outdoor riding arenas, hay and feed barn, vehicle and machinery shed, equipment storage, a business owner's house, and student accommodation. This statement outlines the justification for the development and demonstrates compliance with local and national planning policies, ensuring that the proposal meets economic, social, and environmental planning objectives.

9. Planning Policy Justification

1.1 National Planning Policy Framework (NPPF)

The NPPF (2021) supports sustainable rural enterprises and diversification in the countryside. The proposed development aligns with key chapters:

- *Chapter 6 (Building a Strong Economy): Encourages rural economic growth, including equestrian businesses, which contribute to employment and tourism.
- *Chapter 9 (Promoting Sustainable Transport): The development ensures appropriate access and supports equestrian-based tourism.
- *Chapter 12 (Achieving Well-Designed Places): The proposal is well-integrated with the landscape, using appropriate materials and sustainable design.
- *Chapter 15 (Conserving and Enhancing the Natural Environment): The project will have minimal environmental impact, with landscape protection and biodiversity provisions.

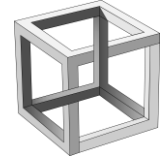
1.2 North Lincolnshire Local Plan & Core Strategy

The proposal aligns with the following policies:

- *Policy RD2 (Development in the Open Countryside): Supports rural enterprises that contribute to the local economy, including equestrian facilities.
- *Policy DS1 (Design Quality): Ensures developments respect the rural setting and character.
- *Policy T2 (Highway Considerations): Ensures safe and appropriate site access.
- *Policy CS1 (Spatial Strategy): Supports thriving rural communities and sustainable development.
- *Policy CS2 (Delivering More Sustainable Development): Encourages rural economic activities necessary for countryside functionality.
- *Policy CS5 (Design Quality): Promotes high-quality, energy-efficient design.

10. Compliance with Local Plans and Sustainable Development Goals

The proposal meets sustainability objectives by: Providing employment opportunities in the equestrian and rural business sectors. Enhancing tourism potential by offering riding lessons, competitions, and training courses. Minimizing environmental impact through appropriate landscape integration and drainage solutions.



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11. Environmental and Technical Statement

This statement outlines the potential environmental and technical assessments, including Flood Risk Assessment, Ecological/Biodiversity Report, Heritage Impact Assessment, Transport Assessment, and Noise and Air Quality Reports, that may be required for the proposed Horse Riding School development at Butterwick Road, Messingham. While no significant constraints have been identified, the statutory consultees will undertake further assessments if necessary.

No significant constraints have been identified at this stage that would necessitate immediate environmental reports. However, should the Planning Authority or statutory consultees determine that additional reports are required, the applicant is fully committed to undertaking all necessary assessments, instilling confidence in the project's thoroughness.

11. Summary

The proposed Horse Riding School, planned and designed, will provide a valuable equestrian training, education, and recreation facility. Its sustainability, functionality, and compliance with planning policies are a testament to our commitment to the project. The development will contribute positively to the local economy while maintaining the area's rural character, instilling a sense of reassurance and confidence in the audience.

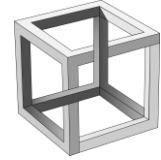
We respectfully request the Planning Department's favourable consideration of this proposal and express our sincere gratitude for your time and attention, fostering a sense of appreciation and respect in the audience.

The proposed development aligns with national and local planning policies by promoting rural economic growth, sustainability, and countryside recreation. The Horse Riding School will enhance local employment, equestrian sports, and rural tourism while maintaining the countryside's character. Given the proposal's clear alignment with planning policies, economic benefits, and environmental considerations, we respectfully request that the Planning Authority consider it favorably.

The development proposal has been carefully designed to minimize environmental impact and is committed to complying with local and national planning policies. If required, further technical assessments will be undertaken to ensure full compliance with all relevant regulations and best practices, providing a secure framework for the project's development.

Prepared by: Tomasz Zadrozny c/c Mr Marius Skarbalis

*APPENDIX



APPENDIX

Business Plan DRAFT

Proposed Development: Horse Riding School

Site Address: Former Site of Priesthows, Butterwick Road, Messingham, DN17 3PA

Applicant : Mr. Marius Skarbalius

Executive Summary

The proposed Horse Riding School at the Former Site of Priesthows, Butterwick Road, Messingham, stands out with its commitment to providing high-quality equestrian training, riding lessons, and horse boarding services. The facility, designed to cater to beginners and advanced riders, offers a safe, well-equipped environment for equestrian activities. Moreover, the school's unique selling points include its contribution to rural economic growth by generating employment and increasing tourism in the area.

Business Objectives

Establish a fully operational equestrian training and riding school within 12 months of approval. Offer structured riding lessons, training programs, and horse care workshops. Provide boarding and livery services for local horse owners. Develop partnerships with local schools and community groups to encourage equestrian sports. Organize seasonal events, competitions, and riding holidays to attract visitors. Ensure financial sustainability through lesson fees, membership options, and event revenue.

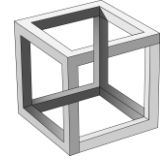
Services Offered

Riding Lessons & Training: Tailored lessons for all ages and skill levels. Horse Boarding & Livery: Secure stabling, feeding, and care services. Therapeutic Riding Programs: Support for individuals with disabilities and mental health needs. Community Engagement: Riding workshops for schools, local clubs, and outreach programs. Equestrian Events & Competitions: Dressage, show jumping, and recreational events. Holiday & Summer Camps: Short-term riding experiences for children and tourists.

Market Analysis

Target Audience: Local families and children seeking riding lessons. Competitive riders looking for professional training facilities. Tourists and visitors seeking equestrian experiences. Horse owners require quality livery and boarding services. Local schools and community groups interested in outdoor sports activities.

Local Market Potential: Growing interest in equestrian sports in rural communities. Lack of similar high-quality riding schools in the immediate area. Opportunities to collaborate with local tourism initiatives and schools. Demand for inclusive riding experiences for people with disabilities.



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Business Structure & Management

Owner/Manager: Overseeing daily operations and long-term planning. Head Riding Instructor: Certified professional who leads training sessions. Stable Manager: Responsible for horse care, maintenance, and facilities. Support Staff & Volunteers: Assist with lessons, events, and administrative tasks.

Financial Plan & Revenue Streams

Projected Revenue Streams: Riding lessons & training programs (individual and group sessions). Livery and boarding services (monthly contracts with horse owners). Events and competitions (entry fees, sponsorships, and ticket sales). Holiday riding camps & tourism packages. Merchandise sales (riding gear, apparel, and accessories).

Projected Costs: Land preparation and construction of stables, arenas, and service buildings. Staff salaries and operational expenses. Horse care and feeding costs. Marketing and promotional activities to attract customers.

Community Benefits & Impact

Economic Growth: Job creation for local riding instructors, stable workers, and administrative staff. Boost local tourism by attracting visitors to riding camps and events. Increased business opportunities for nearby suppliers and service providers.

Social and Educational Impact: Providing an inclusive and safe environment for equestrian sports and outdoor activities. Educational opportunities for young riders through school collaborations. Support for therapeutic and disability-friendly riding programs. Encouraging responsible horse ownership and animal care awareness.

Conclusion

The Horse Riding School at Butterwick Road, Messingham, presents a valuable opportunity for economic and social development in the region. The project aligns with local and national planning policies by promoting rural enterprise, education, and sustainable tourism. With a structured business model and strong community engagement, the school aims to become a premier equestrian facility that benefits local residents and visitors.