

PLANNING STATEMENT

Proposed Storage and Welfare Facilities

Submitted on behalf of Mrs S Griffiths by Mr Ben Perry, Browns of Wem Limited

Equine Premises Number W1177

Introduction

The proposed store and welfare building is required to provide facilities for the owners of the stables, staff and any visitors such as vets and farriers. The proposed facilities are a minimum requirement to fulfil the recommendations of the Health and Safety Executive, the British Horseracing Authority under which we operate and the Thoroughbred Breeders Association.

Building Materials

1. The building will be constructed of timber in pre-manufactured sections from the local manufacturer Browns of Wem Limited.
2. The timber is sourced from suppliers who ensure that the timber comes from well managed forests with a programme of sustainable replanting.
3. Storm water will be disposed of via soakaways.
4. A septic tank and soakaway will be installed.

Character

1. The materials used for the construction of the proposed building i.e. timber sections preserved in a brown coloured wood stain and roof covered in green mineralised felt, will be of pleasing appearance and blend in with the surrounding area and will match the stable block which has already been granted planning permission.
2. The proposed building will have the same roof width as the adjacent stable block but will be shorter in length.
3. The position chosen for the building is adjacent to the stable block so as to be convenient to that work area, is shielded from the road by a substantial hedge and is far enough away from the neighbouring property so as not to adversely affect that property.
4. It is intended to set aside on the property an area of land for the planting of trees, other plants and wild flowers to offset our carbon footprint. There is an area of land with steep banks down to the brook which is unsuitable for livestock grazing and cannot be safely accessed by machinery. This proposed area of land will be fenced off and an indication of this area is identified on the site location plan hatched in green.