

PLANNING STATEMENT

At

Land South of Market Bosworth Tennis Club Barton Road Market Bosworth

For

Julie Lawcock

REF: 23/00678/FUL

Prepared By:
Four Counties Architecture Ltd

This planning statement has been produced at the request of the council to assist the planning application 23/00678/FUL, Construction of stables and associated hardstanding, siting of a welfare mobile home and the use of the land for disadvantaged children. The land is situated south of Market Bosworth Tennis Club, Barton Road Market Bosworth.

Proposed construction of barn (retrospective), stables and associated hardstanding; retention of static mobile home as ancillary welfare facility; and change of use of agricultural field and existing private stables and manège to a commercial equestrian use in association with a charity.

The land is presently utilized by the Child Youth and Heartfelt Ranch, a non-profit organization dedicated to offering leisure opportunities to disadvantaged children, aimed at providing them with social and emotional support. The children benefiting from this program frequently come from backgrounds of adoption, disabilities, or unfortunate circumstances. The children, accompanied by a select group of volunteers, actively participate in the upkeep of the site by assisting with the necessary tasks of mucking out the stables and feeding the horses. Additionally, they have the opportunity to ride the horses in the designated menage area as well as around the grounds. It is essential to emphasize that riding privileges are restricted to a mere two horses, with only registered children allowed to partake in this activity. Please note that the sessions we offer are exclusively available to individuals who make prior bookings. To ensure a personalized experience, we accommodate intimate groups of no more than 4 children at our premises during each session. These sessions are scheduled for one hour and are available only on three days of the week which do vary but generally are Friday, Saturday, and Sunday, from 10:00 to 15:00. The Charity itself isn't registered, although this is planned in the next couple of months, the applicant had previously tried to register but needed 12 months accounts, this is now available.

While payment is not required, contributions are greatly appreciated. These donations help to continue providing these services to the community.

To acquire the address of our premises, all customers are required to complete a registration form. Additionally, it should be noted that bookings for sessions are strictly by appointment only and limited to a discreet level. This protocol is in place to prioritize the safety and confidentiality of our services, particularly considering the sensitive nature of caring for fostered or adopted children who may be vulnerable. The proposed development holds immense potential in benefiting the community while maintaining upmost consideration for the surrounding area, without inflicting any adverse repercussions. The charity in question has consistently demonstrated a commendable track record in delivering indispensable services for children and young adults. The government's national planning policy aims to promote healthy and safe communities. This project aligns with this policy by promoting social interaction, especially for those who do not have many opportunities to interact in normal settings. This is especially beneficial for disadvantaged children, as it can help them to develop healthy relationships and lifestyles.

The caravan/welfare centre serves as a facility where children can find respite and enjoy refreshments. Given the vulnerable circumstances of these disadvantaged children, they often experience feelings of being overwhelmed. The welfare centre provides them with a serene environment where they can seek solace and have easy access to restroom facilities and refreshments, should they need them.

The barn, which is currently in the process of construction, will serve as a storage facility for the farm machinery necessary to maintain the land. This includes a variety of equipment, notably a tractor and its accompanying accessories such as a roller, trailer, harrows, and a smaller Kabota tractor.

In relation to the World Horse Welfare (WHW) aspect of the premises, it is important to note that it operates independently from the charity itself. The land has been duly registered with the WHW and serves as a sanctuary for injured or neglected horses, aiming to facilitate their rehabilitation. Once the horses have sufficiently recovered, they have the option to be adopted by caring individuals or, alternatively, they may continue to reside on the premises. The horses themselves, mostly being geriatric, have been rescued and now require stables during winter. Unfortunately, there is currently inadequate stable space available to provide a shelter for these horses. The horses were the primary consideration in choosing this site. The peaceful setting will help them rehabilitate without the risk of further trauma or disturbance. The applicant's main decision in purchasing the land is to run a horse sanctuary.

Due to the financial challenges the charity is currently facing, they are proactively exploring ways to increase donations. As a result, they have received interest from the local community regarding the possibility of granting access to our facilities on non-charity days in exchange for donations.

The application kindly requests the support of the council in considering this proposal. They want to assure the council that this initiative would be carefully managed and confined to a controlled and limited scope, accommodating no more than four horses and riders at any given time.

In conclusion, the site is primarily for the horses. The applicant wanted to create a horse sanctuary to provide a place for horses to rehabilitate. The charity was started as a result of this, as the applicant realized the benefits of opening up the horse sanctuary to those who need a place to seek solace, even if that is just getting outdoors. The benefits to those who need it are clear to see. The impact on a disadvantaged child of experiencing the outdoors in a tranquil environment is truly beneficial, helping them to escape, even if it is just for an hour. The charity is run solely on donations.