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Planning Statement

**The Homestead, New House Lane,
Headcorn, Ashford, Kent. TN27 9JL**

(Proposed equestrian Building).

Applicant:

Mr & Mrs Robinson
The Homestead
New House Lane
Headcorn, Ashford
Kent. TN27 9JL

Overview.

This statement accompanies a full planning application for the erection of a new equestrian building together with new hardstanding, to accompany the existing equestrian facilities, at the above address; and is to be read in conjunction with drawing numbers 2651/1, 2651/2, 2651/3 and 2651/4 prepared by Ken Judge & Associates Ltd.

Introduction:

The site is located to the North of New House Lane, approximately 750m from its junction with Water Lane. The proposed site forms part of The Homestead residential property and associated land.

The applicants purchased the site in 2003 and reside at the property. Since 2003, they have improved the yard and buildings to create an attractive, well laid out facility that is utilised for both their own personal use and for a small livery business.

The application site area forms 6860sq.m as shown outlined RED on the submitted site location plan. The remainder of land within the same ownership is shown outlined BLUE and extends to just over 35 acres.

Description of Development.

This is a full planning application for the erection of a new 1,512sq.m equestrian building to provide indoor facilities in addition to the current stables and outdoor sand school facility.

The proposed building is to be used for private undercover training of homebred horses at The Homestead Stud. There is no requirement for public visitors and only 1 new member of staff would be required.

Appearance

The new building takes on the aesthetic of typical local agricultural and equestrian buildings and is finished with Natural Grey Fibre Cement Roof Sheets with the walls being finished with vertical treated castle boarding with timber side rails above 1.85m plinth of pre-stressed concrete panels. Refer to the submitted drawings for further details.

Access / Egress

The existing vehicular access / egress to the site will be retained with no expected increase in vehicular movements above that of the current residential property and small livery business.

Landscaping

No additional landscaping is proposed. All existing hedgerows and trees would be retained as existing. A buffer has been retained away from hedgerows to ensure their health and continuity as well as retaining a good distance from any neighbouring properties.

Hours of Operation

Despite the use being fundamentally residential there remains a small livery business. The existing / proposed hours of operation remain the same and are:

Monday to Friday:	08:00 to 18:00.
Saturday:	09:00 to 17:00.
Sunday:	09:00 to 17:00.

Employment

The current site employs in the region of 2 full time and 3 part time staff. There is expected to be one additional member of full-time staff employed.

KJA/2651/-
May 2023