

The Planning Inspectorate  
3/19 Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

17<sup>th</sup> February 2017

Dear Sir/Madam,

**RE: Land Opposite 2 Goldsmith Drive, Goldsmith Drive, Rayleigh, Essex SS6 9QX – Rochford District Council Planning ref: 16/01084/FUL**

We are writing to appeal the recent planning decision at the Land Opposite 2 Goldsmith Drive, which was refused on 30<sup>th</sup> January 2017. This letter draws reference to the committee meeting minutes, dated 19<sup>th</sup> January 2017, in relation to the following proposals; ‘Construct a stable and tack room, hard standing and turning area, and use of the land for the grazing of a horse’.

We would firstly like to point out that application 16/01084/FUL has been adapted from a previously refused planning application (16/00679/FUL), which requested permission to construct a stable and hard standing area, and provide facilities for two horses. Following this refusal, and on the advice of the appointed planning officer, the development was scaled down to provide facilities for one horse, with a smaller hard standing and stable located at the front of the site.

The land opposite 2 Goldsmith Drive is 0.389 Hectares in area, and falls short of the 0.4 Hectare requirement for a single horse. During our consultation with the planning officer it was confirmed that the proposals would be deemed more favourable if the site contained one horse, and made use of the surrounding bridle ways to make up for the short fall. Accordingly, our proposals have been designed to meet these requirements. Please find attached a map of the bridle ways in and around the site in question. You can see from this map that there an abundance of bridleways in the locality, which can be easily accessed from Goldsmith Drive.

The site has also been designed with the intention of housing a stable and tack room, along with a hard standing to provide a sufficient turning circle for a vehicle and horse box. This will allow the horse to be kept securely on site, and allow for the storage and distribution of additional food provisions to supplement the existing

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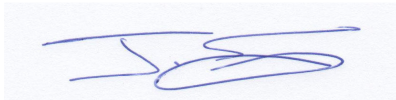


grazing land. In addition, it is not permitted to unload a horse on a public right of way, and there is insufficient space in the surrounding lay-bys, so a hard standing is essential for this development as it will allow a vehicle and horse box to access the site and unload the horse in a safe manner.

The planning application was recommended for committee review, where it was determined that the site was insufficient in size as it fell below the 0.4 hectares minimum requirement for grazing land per horse, and the application was subsequently refused. This conflicts with Rochford Council's planning department, as it was recommended by them that the proposals should be approved. After reviewing the committee's decision, we feel that they have not considered the proposals in relation to the wider area and their rather limited reasons for refusal reflect this.

To summarise, the land opposite 2 Goldsmith Drive falls slightly short of the minimum 0.4 hectares requirement, however the surrounding bridleways, and on-site facilities, would offset this slight deficit and provide ample grazing. In accordance with the reasons above, and the recommendations of Rochford Council's planning department, we would like to request that application 16/01084/FUL is passed for approval.

Yours Sincerely,



Jonathan Gray  
Managing Surveyor  
For and on behalf of Grays Surveying Services Ltd

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