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**CLIENT REF: 20-1129-P3**

**PROPERTY REF: D008620000**

**PLANNING SERVICE REF: --/----/----**

**BUILDING CONTROL REF: --/----/----**

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20<sup>th</sup> October 2020

The Office of the Development & Planning Authority  
Planning Service  
States of Guernsey  
Sir Charles Frossard House  
La Charroterie  
St. Peter Port  
GY1 1FH

Dear Sir/ Madam,

**PROPOSAL:** Planning Application – Proposed Equestrian Training Barn

**LOCATION:** Beaucamp de Haut, Les Vieux Beaucamps, Castel, GY5 7PD.

**APPLICANT:** Mr & Mrs J. C. Lucas.

On behalf of our clients we wish to apply for 'Planning Permission' in accordance with 'The Land Planning and Development (Guernsey) Law, 2005 – as amended' to carry out the proposed works as indicated on the accompanying drawings and as briefly outlined below. The enclosed information for submission (*also issued electronically*) consists of:

- 1 original copy of the Planning Submission Application form,
- 1 copy of the Planning Drawings Issue Sheet,
- 3 copies of each of the Planning Drawings numbered: **20-1129-P3/PD/01, 02, 03 & 04.**
- 1 copy of the Arboricultural Impact Assessment and Landscape Proposals document by Tree Dimensions.
- Fees: We have calculated these to be a total of **£2,660** from Categories **3Av**. We therefore enclose a cheque made payable to 'The States of Guernsey' for this amount,

These proposals are focused on our client's aspirations to continue to build a self-sustainable lifestyle within the confines and security of their own grounds, to further supplement their farming and equestrian requirements documented within our previous application ref: **FULL/2020/1052**. These proposals seek to provide a private facility for their Therapy and Polo ponies which would allow for the Ponies to each be trained at least twice a day.

Having recently relocated to Guernsey our client has a requirement to care for and train her exceptionally rare ponies which are used for polo training and her therapy business which promotes the interaction between people and horses assisting in helping patients with Autism, Learning Difficulties, Physical & Mental Illnesses and Behaviour problems. It is important to emphasize that the therapy ponies are trained and looked after to the highest possible standards far exceeding normal equestrian care. The ponies require a very safe and comfortable environment to enhance their wellbeing and preserve their outstanding temperaments, providing ultimate health and happiness. These ponies are highly trained to mirror client's emotions and the ponies will perform a multitude of tasks and obstacles with the client, all the while displaying to the human therapists what is going on for the client. The ponies give the client exactly what they need, for example - if the client needs comfort, the pony will give that. The ponies are trained to go into schools, hospitals, homes for the elderly, prisons etc.

Again, as previously documented our clients have gained recognition for their breeding ponies and in the case of the Eriskay Pony which has been documented as at one point rarer than the giant panda. It is through their passion and hard work they will endeavour to ensure that breeds such as this keep going.

Similarly the Polo ponies require a safe sheltered training area, where they can be expertly worked with, protected from elements/weather, outside noise and interference and unpredictable scenarios, so they can learn intently new tasks, then when asked to perform outside in a new environment they have totally mastered what is being asked of them. Similarly, for the Polo ponies they have a requirement to be kept exceedingly strong, ready to go anywhere in Europe, to play matches.

The work that our clients undertake with horses is extremely specialist and unique and as a result places a requirement on a facility that needs constant dedication from the security of a personal facility. To be clear, no existing land and buildings are used off site, just polo matches and therapy venues. The facilities at 'Beaucamp de Haut' are purely for personal training and solely for domestic use.

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In terms of its proposed location we believe by siting the building adjacent to the existing coach house will provide the most discreet location. The natural topography within this part of the site aids in reducing its impact to the extent whereby the new ridge will be significantly lower than the eaves of the adjacent coach house. This coupled with the dense copse of trees within the North West corner of the site and additional tree planting as shown will make this building relatively unnoticeable from any public vantage points. The use of natural timber cladding to the walls again will help soften and blend its appearance further into the wooded landscape.

We also take this opportunity to confirm that the above proposals have been designed to fully comply with Policies GP8 and GP9 of the 'Island Development Plan'. The design and specification of the building materials have been specified as such to comply with all parts of the 'Guernsey Technical Standards – The Building (Guernsey) Regulations 2012' adopted by the Building Control Department.

We trust the above and enclosed information offers an overview and explanation regarding our proposals and would be grateful if this could be considered at your earliest opportunity. Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

For and on behalf of  
**A7 DESIGN LIMITED**

A handwritten signature in black ink, appearing to read 'Jody Warren', with a horizontal line underneath the name.

**Jody Warren** ACIAT  
Architectural Design Manager