

Planning FOR PLANNING

Super stables, a magnificent manège, a huge horse walker or gallops – whatever you are planning you are likely to need planning (consent)!

It's often so daunting when planning a project which is likely to cost the earth – so to get it right first time it's probably worth carefully considering which planning consultant you use.

Google or recommendation?

Choose a consultant to approach to discuss your project and get a quote. Some people feel more comfortable having a solid recommendation on which planning consultant to use and some prefer an arm's length arrangement with someone they don't know and who the 'neighbour down the road' has used.

Look at their portfolio
Research what projects they've been involved in and look at the planning applications they have been involved in. You can often search a Council's planning pages by 'agent'. It's often useful to look out for someone who specialises in rural and equestrian work because both of these specialisms have their place when considering a project. A consultant often works as a project manager to pull aspects of the planning process together, instruct third party consultants (ecologists, heritage assessments, archaeology and architects) and advise on the project to help avoid any pitfalls.

Talk to them on the phone

Make sure you can work with them; have a chat with them on the phone; most firms will give you a free 15-30 minute free

initial consultation. A consultant may have some useful ideas and a strategy which may not always be immediately obvious, often talking through your options and enabling you to decide which is the most beneficial way of applying for certain proposals when considering your long term aims and objectives.

Discuss your dreams and desires

Provide the consultant with



ANGELA CANTRILL IS A CHARTERED SURVEYOR AND PLANNING CONSULTANT AT THE RURAL PLANNING CO, ONE OF HER SPECIALISMS IS PLANNING FOR EQUESTRIAN FACILITIES.

your ideal solution and work from there. They will often provide you with recommendations on the most effective way of making the project work.



Instructing the consultant

Once you have a plan to take the project forwards, the consultants will agree terms with you and send out instruction documents for signature. Read the small print and understand what is and isn't included in the fee and get clarification if in doubt, to avoid any shocks over additional charges later on.

Have a site visit

It's often really useful to get the consultant out to your property to see the overall set up, however, in recent months due to Covid restrictions it's become commonplace for the consultant to ask for detailed photos, a video overview of the site and even drone footage; so the travelling distance between the consultant and the site is no longer a barrier.

Planning documents and application

The consultant will have gathered a lot of information about your project and is likely to supply you with a draft of the planning statement, plans and drawings, so that you can check the information and make sure you are happy with the information being submitted. Once approved by you, the planning documents (including planning statement, site and location plans, architect plans) will be submitted to the Council.

Planning process

Monitoring the application will be necessary to ensure that there are no comments from objecting parties or consultee

comments. The consultant will be able to submit any further information which the planning officer requires, refute any objections or agree any amendments or conditions which may be necessary.

Decision day

The Council will issue a decision; approval (planning consent) or refusal. An approval will often mean there are conditions attached to the consent which need to be complied with. Some of the conditions will require further information to be submitted to the council in a separate application which is called an 'approval of conditions' application. Conversely a refusal is disappointing but there could be the option to appeal the decision. This can be time consuming and costly but worth considering.

Build your dream facility

Provided that you have planning approval and have approved related conditions, then commence the build!

A planning application can be a fairly involved and stressful process - a planning consultant can often take the weight and manage the application effectively using their knowledge and expertise particularly when it comes to dealing with the planning officer and politics surrounding the application.

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