

DESIGN & ACCESS STATEMENT

Planning Application REF: PP-09201714

Replacement of Stables and Construction of New Riding Arena

1. Construction

Stables – The proposed stables will be constructed on exactly the same footprint as the existing stables to be demolished. Please refer to Drawing No. 6452-01 from Blackdown Buildings. Construction details:

- 12m x 13.2m stables with canopy overhanging to front
- Shiplap Cladding in Brown with Guttering to Front.
- 4 No. Stable Doors with chew strips to frame and door with ironmongery upgrade.
- 1 No. 900mm wide Timber Clad Single Tack Room Door.
- Onduline roof sheeting in black with ridge to match over 18mm OSB boards (removed at rooflight areas).
- Fully lined internally with 18mm OSB Boards
- 4 no. Translucent Rooflights.
- 2 No. Windows Fitted with Vertical Grill Bars and Removable Perspex Panel
- 2 no. 2m long talk grille between stables.
- Frames fixed onto Brick Plinth.
- All metal fixings are high quality spec.
- All timber is pressure treated.

Overall, the development proposes to replace an old, low quality building with a new, high quality building of the same proportions.

The existing building includes 3 stables and a lean-to storage area. The proposed building includes 3 stables, a tack room and a storage area. Please see the attached CAD drawings.

Riding Arena - The construction and surface of the proposed arena will be based on clean local stone allowing drainage naturally, covered with an equestrian arena pre-mix sand and carpet/fibre surface. This surface is necessary to provide support and stability to the horse during exercise, whilst also providing good drainage and allowing any surface water to penetrate into the ground. An appropriate soakaway system / perforated drains will be installed to allow for the required drainage. The construction is shown on the attached cross section drawing. The arena will be surrounded by post and 2 rail fencing. It is also confirmed that there will be no external lighting.

Tracks – The access tracks will be constructed of 250mm of 10mm down quarry rejects topped with 50mm of compacted scalps of local stone. The track from the stables to the existing drive will be 3.5m wide. The track from the stables to the arena will be 1.5m wide. Please see attached CAD drawing.

2. Amount of Development

As set out on the plans attached, the footprint of the arena measures 20m x 40m. This would be considered as a standard and acceptable modest size.

3. Proposed Layout

As explained in the attached covering letter, other possible locations at White Gates have been considered and, for the reasons above, there are no other suitable locations other than the proposed position. The proposed position uses the natural topography utilising the existing mature hedgerows providing minimal impact to the surroundings and the landscape. The existing access gateway does not require change although hardcore access tracks will be required from the driveway of the house to the stables and from the stables to the arena.

4. Scale

As described above, the footprint of the stables is to be the same as the existing. The proposed concrete yard area measures 8.45m x 8.45m. The footprint of the arena is 20m x 40m.

5. Landscaping

The site is well shielded to all sides. Although the applicant is not proposing to create a new row of trees to the South side of the arena as it has been deemed not to be necessary due to the limited (if present) visual impact to the South, as mentioned in the covering letter, the applicants would be happy to plant a visual screen if required. To the North, East and West, it is already naturally screened by the existing dwelling house, rising ground, and tall mature trees and hedges. As the site is to be engineered on a 50/50 cut and fill basis, there will be no need to remove soils from site and visual impact will be minimised.

6. Access

The existing access from the public highway to the dwelling house will continue to be used for domestic purposes. The existing access from the public highway to the agricultural field will continue to be used as it is now with minimal traffic. There will be no increase in the number of movements.

7. Ecology

Based on a visual inspection, no protected species are known to inhabit or use the proposed site.