

## DESIGN AND ACCESS STATEMENT

This statement has been prepared in support of the application for Full Planning Permission to change the use of the land from agricultural to the keeping of horses and for the erection of a stable building comprising of 3 stables and a tack/store room together with a hardstanding to the front of the stables at rear of Old Farm House, Pingley Lane, Staythorpe, NG23 5RH.

### APPLICATION SITE APPRAISAL: setting and site analysis

The application site is currently a flat field to the rear of the garden of Old Farm House. It is a large open space situated wholly outside the village envelope and surrounded by perimeter fencing and hawthorn hedging. The application site is accessed from the garden of Old Farm House and there is also a vehicular access from an existing gateway on Staythorpe Road.

### DESIGN PROPOSAL

Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account

1. The stables will provide accommodation for horses, owned by the applicants.
2. The stables have been sited close to the existing site boundary so as to reduce its impact on the open character of the paddock. It is suggested that this presents the least obtrusive location within the whole of the application, and does not harm or intrude upon any existing views.
3. The proposal creates a traditional rural building using timber weatherboarding to the external walls and tile shape roof sheets.

There is one residential dwelling, a bungalow, within close proximity, however, the proposed stables would not be overlooked by any of the main rooms of the house.

### HIGHWAY CONSIDERATIONS

There are no Highway considerations relevant to this proposal as the existing access from Staythorpe Road is to be used.

### TREES and HEDGES

All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary.

### FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site. The paddock where the proposed stables will be is in Flood Zone 1. However the existing field access on Staythorpe Road is in Flood Zone 3 and the adjoining area of field is in Flood Zone 2. Access will only be needed on occasion to walk horses into the paddock/stable area.

There is additional access from the garden of our house, Old Farm House which is in Flood Zone 1.

We have never known Staythorpe Road to flood nor do we have any knowledge of it flooding in the past.

## CONCLUSION

The Applicant, Mrs P Hall, is seeking support from the Council to develop a small parcel of agricultural land directly accessible from a residential address. The pre-existing nature of the agricultural use, as well as the occasional nature and quiet enjoyment of the use proposed, means the proposal is unlikely to result in unacceptable impacts regards amenity, highways or other development control issues.