

DESIGN, ACCESS STATEMENT July 2020

INTRODUCTION

The design and access statement is in support of the application for planning permission submitted by Mrs M Peet for the construction of the ménage with perimeter fence at Linhay, Dulcis Farm, Kilmington.

DESIGN

Use

The ménage will involve change of use of part of a field currently used as a horse paddock to a dressage area still within an equine use.

Layout

Dulcis farm is in a remote rural location approximately half a mile to the north of the A35. The ménage will be located on the west side of a paddock to the north and east of the Linhay. See location and site plans.

Scale

The ménage will measure 20m by 60m (standard size for dressage). As the paddock has a gentle slope the ménage will be mainly cut into and slightly filled on one corner to achieve the necessary level surface.

APPEARANCE AND FORM

The attached drawings indicate the proposals. The upper surface of the ménage will be wood / bark layer with membranes and drainage as indicated. The area will be surrounded by a 1.2m high timber post and rail fence.

LANDSCAPING

The paddock is surrounded by mature hedges and fences as is expected within the countryside. As a result of the ménage being generally cut into the paddock there will be minimal visual impact on the surrounding area and additional landscaping measures are considered unnecessary.

ACCESS

The ménage will be accessed off the existing stable area track therefore no additional access is required.

CONCLUSION

The Proposals will be located in a remote rural location and will have minimal visual impact on the surrounding area, therefore it is hoped that planning permission will be duly granted.

Oliver Salter