

Design & Access Statement

PROPOSED MENAGE

VICARAGE FARM, HOXNE ROAD, DENHAM, EYE, SUFFOLK, IP21 5DF

MR.S Altham

December 2021 – Revision 0

1.0 Introduction

This Design and Access Statement has been prepared in accordance with CABE guidance to accompany an application for planning permission as required by Article 8 of the Development Management Procedure Order 2013.

This application is seeking statutory approvals for the proposed development. This Design and Access Statement should be read in conjunction with the drawings and other documentation accompanying this application

This Design and Access Statement is submitted to Mid Suffolk Council in support of an application for Planning permission for the proposed equestrian menage for private and personal usage.

2.0 Proposal

We, the Applicant, are applying for full planning permission to construct an equestrian menage for private and personal usage. Please see attached drawings for the site plans and elevations of this building.

3.0 Site Location

The site is located as shown on drawing no. 300 – site location plan and is etched in red. The site is currently an agricultural land/field and There are other buildings on adjacent land as part of a cluster of developments along Hoxne Road, which is primarily an agricultural area.

4.0 Layout

The site layout is shown on the existing site layout plan.

5.0 Background

The land is not in use and is part of Vicarage Farm ownership. A previous planning application to replace the roof tile was gained and approved under application number DC.20/03973

6.0 Size, Scale & Design

The site is approximately 1250m² or 0.125ha.

The menage area is 50m x 25m in plan and the detail for construction are shown on drawing no. 302.

7.0 Landscaping

It is envisaged that no landscaping will be required. However if required this is expected to be conditioned.

8.0 Access

The site already has an entrance in place from Hoxne Road it is not proposed to amend this or change the entrance as it serves the existing use.

9.0 Employment

The development will not create any employment opportunities, other than during its construction period for contractors.

10.0 Drainage

Surface water Drainage is proposed to be disposed of into land drainage to comply with SUDS. The development does not require drainage as it is not an impermeable area or surface, which has been proven in other applications. The addition of land drains is to simply keep the arena in good dry and clean working order for the benefit of the horses.

11.0 Flood Risk.

We attach the documents downloaded from the Environment Agency map, showing the site is not in a flood zone and therefore, no Flood Risk Assessment is deemed necessary.

Having checked all the flood maps, the site is a no risk of flooding.