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Design & Access Statement

Proposed stable building & exercise
arena at The Bandlands, Tamworth

PREPARED FOR:

**Mr E Leedham & Miss E Collier
The Bandlands
Clifton Campville
Tamworth
B79 0BE**

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DESIGN & ACCESS STATEMENT IN RELATION TO AN APPLICATION FOR STABLES AND EXERCISE ARENA AT THE BANDLANDS, CLIFTON CAMPVILLE, TAMWORTH, B79 0BE

DEVELOPMENT PROPOSAL

The details of the development are as follows:-

Stable Building

Dimensions: 12.2m x 18.3m and 3.6m at eaves (40' x 60' and 12' at eaves).

The building is of a standard portal frame design with a reinforced fibre cement roof (grey) and clear perspex roof lights. The elevations will be steel box profile sheeting (Juniper Green, BS 12-B-29) above concrete panel walls. To each gable of the building there will be a sliding door for access.

The building will provide six stables and a storage area for feed, hay, bedding and tack.

The stable building is for the care and management of horses as kept by Miss Emmie Collier (Mr Leedham's fiancée).

Emmie Collier is an accomplished horsewoman and has represented England within the world of 'working hunter' and has won a number of gold medals over the years. This has been done as a hobby opposed to a career but is the level she wishes to maintain competing. Historically Emmie has had facilities for her horses at her parent's farm at Ingestre (near Stafford). However, the farm is currently being acquired for HS2 in its entirety and hence new accommodation and facilities are needed for Emmie's horses. The facilities at Manor Farm, Ingestre, included 12 stables, with an enclosed yard area, tack and feed storage, and a 60m x 35m all-weather manege. The facilities proposed at The Bandlands are on a smaller scale, albeit they are essential for Emmie's competition horses and the continued participation in her chosen sport.

Exercise Area (manege)

Dimensions: 55m x 30m.

The arena will have a sand and CLOFF fibre surface and be enclosed by post and rail timber fencing.

The arena will be used for the exercising & training of the horses held by Emmie Collier.

Layout & Landscaping

The block plan and location plan (and landholding plan) detail the location of the stable building and arena in relation to the landholding.

The local landscape comprises of established hedgerows and areas of woodland. To the north of the stable building there is a small area of woodland. The stable building and the manege will be suitably screened by existing hedgerows and trees.

Access

Access to the property and the proposals is off No Man's Heath Road.

Planning Policy Context

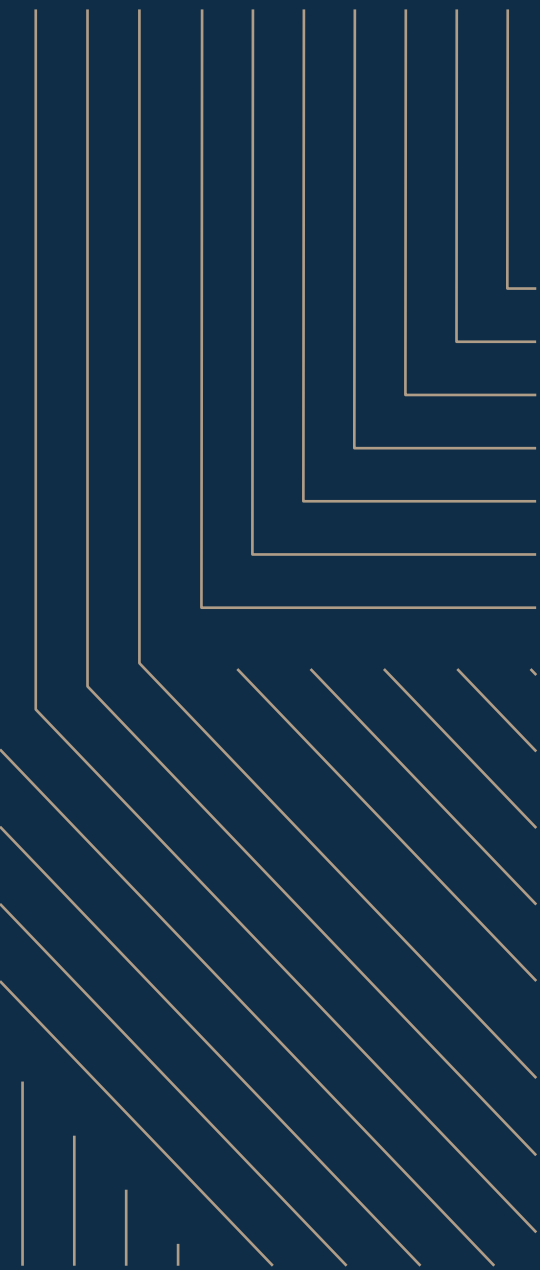
The Lichfield District Local Plan Strategy (2008-2029) was adopted in February 2015. There are no specific policies in the document which relate to the proposal. The most relevant and applicable policies are considered to be the following:-

- Policy NR1: Countryside Management
- Policy BE1: High Quality Development

The proposals are common forms of development in the countryside. The siting of the stable building and the arena has been carefully considered within the farmland as managed by Mr Leedham to assimilate them within the local landscape. Likewise, the stable building is akin to an agricultural building in terms of its design and materials.

ANTHONY ATKINSON

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