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Aerial view of the site

BADLEY BRIDGE BARN DESIGN & ACCESS STATEMENT

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This document is to be read in conjunction with drawing 05, location plan, Barn plan and elevations and the Reptile survey.

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Issue 2

1.0 Introduction

This application is to construct an open all weather riding arena and American style barn containing stables and storage

2.0 Existing Site & Setting

The site is adjacent to the settlement of Needham market with a housing development under construction in the land bordering the site to the east. A tributary of the River Gipping lies to the South Eastern boundary and a railwayline to the North. There are no stables or other equestrian facilities on the site but the paddock has been used to keep horses for more than 2 decades.

The site currently has a single dwelling at the front (south) of the site with an annex and garage to the rear which was re built in 2016 following a fire.

The remaining site lying to the east is grass paddocks where the riding arena and barn are to be sited.

3.0 Proposals

It is proposed to construct an American style barn with a ridge height of circa 3.6m and an eave height of 2.2m. And an outdoor, all-weather horse exercise arena. The arena will be approximately 25m x 50m in size, surrounded by a post and rail fence with a maximum height of 1.4m. The fencing and surface finish of the arena will be of standard, sustainable, materials. The arena finished level will be installed at a position which is level with or below the current natural levels. This is to ensure that construction of the arena does not remove any of the flood plain capacity.

Both site areas have been selected as the most suitable location in consideration of the property and its surroundings, local planning policies, technical execution and practical usage. The area will provide a safe, well drained riding surface that can be used all year round in most weather conditions. The intended riding surface should be a specialist equestrian sand and fibre additive mix. This is built onto a free draining base of clean local stone, through which surface water filters naturally into the ground. Drainage is therefore just as occurs with the existing grass environment and there is no concentration of water flow created in the design. The riding arena will not be used as turnout and so no foul run-off will be created.

This is sized so as to be able to safely accommodate the activities of general schooling, essential fitting work and show jump training and exercise. The structure will be fenced, the surface being retained by simple treated timber boards with a natural finish, which will weather to a green/grey.

3.1 Use

The arena will be used exclusively by the applicant for personal use to train and exercise horses. At no time shall the arena or barn be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

3.2 Appearance & Materials

The riding arena will be surfaced in a mix of sand and fibre surrounded by a treated timber post and rail fence.



Sample picture of similar arena

The Barn walls will be timber shiplap cladding with a Tanalith finish. The roof is proposed to be corrugated Onduline, finished black.



Sample picture of similar Barn.

3.3 Scale, Amount & Layout

The riding arena will be 20 x 40m in size (800m²), the Barn will be 168 m²

3.4 Access

The equestrian facilities will be accessed via the existing vehicle access on to Stowmarket Road. The applicants currently have to travel to some of their horses, having them on site will reduce the number of vehicle movements

3.5 Landscaping

The land surrounding the arena and barn will remain as grass paddocks.

3.6 Ecology

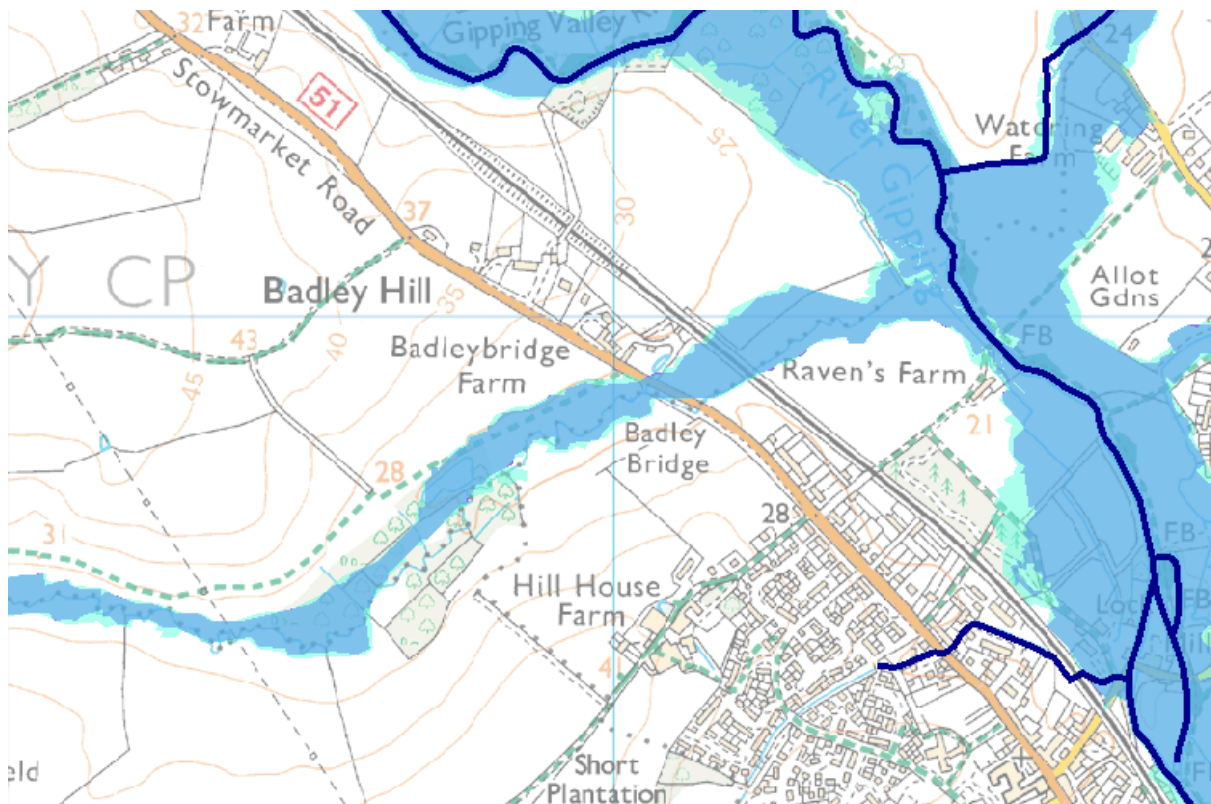
A reptile survey is submitted separately as part of the application

3.7 Flood Risk

The site lies within flood zones 1, 2 and 3. The current ground levels around the arena are detailed on the topographical plan, these levels will be averaged out to give a finished level for the arena which will amount to neither a net loss or gain in the floodplain capacity. The proposed use of permeable surfaces for the riding arena will prevent any changes to the natural land drainage arrangements.

The arena is classed as “Water-compatible development”, as it would fall into the exception for “outdoor sports and recreation”.

The barn is designed to allow water to run under the walls, and has no door thresholds. It is outside of the fluvial flood zone.



3.8 Manure management

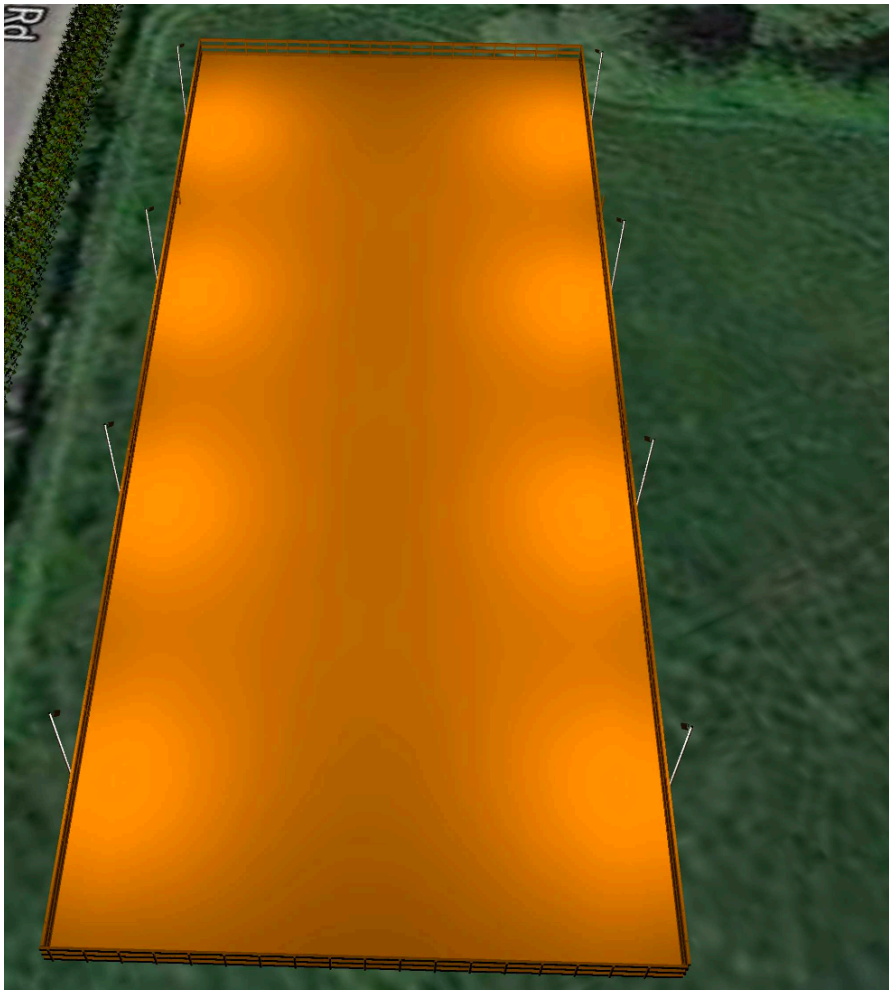
Manure will be collected and stored in a clamp of approximately 8 cubic meters.

A horse produces circa 7.5 cubic meters of waste per annum, if six horses were kept in the stable yard It would be emptied regularly by a local contractor.

The manure clamp will have a concrete base which is sloped towards the middle allowing the collection of liquid, the sides will be breeze block or wooden sleepers. A tarpaulin cover will be used to keep the muck dry and prevent any foul run off.

3.9 Lighting

The riding arena will have lights mounted at a height of 6m to provide an average illuminance of 12lx as shown below.



3.10 Consultation

A Pre application enquiry ref: DC/22/04364 was submitted to Mid Suffolk Council, the response is summarized as follows:-

The principle of the proposed development is supported by policy CL21 of the development plan, subject to, in particular, no adverse impact on: the landscape; ecology; highway safety; residential amenity, and being of an acceptable design and layout.

Ref: MS/6822
Date: 28 March 2023