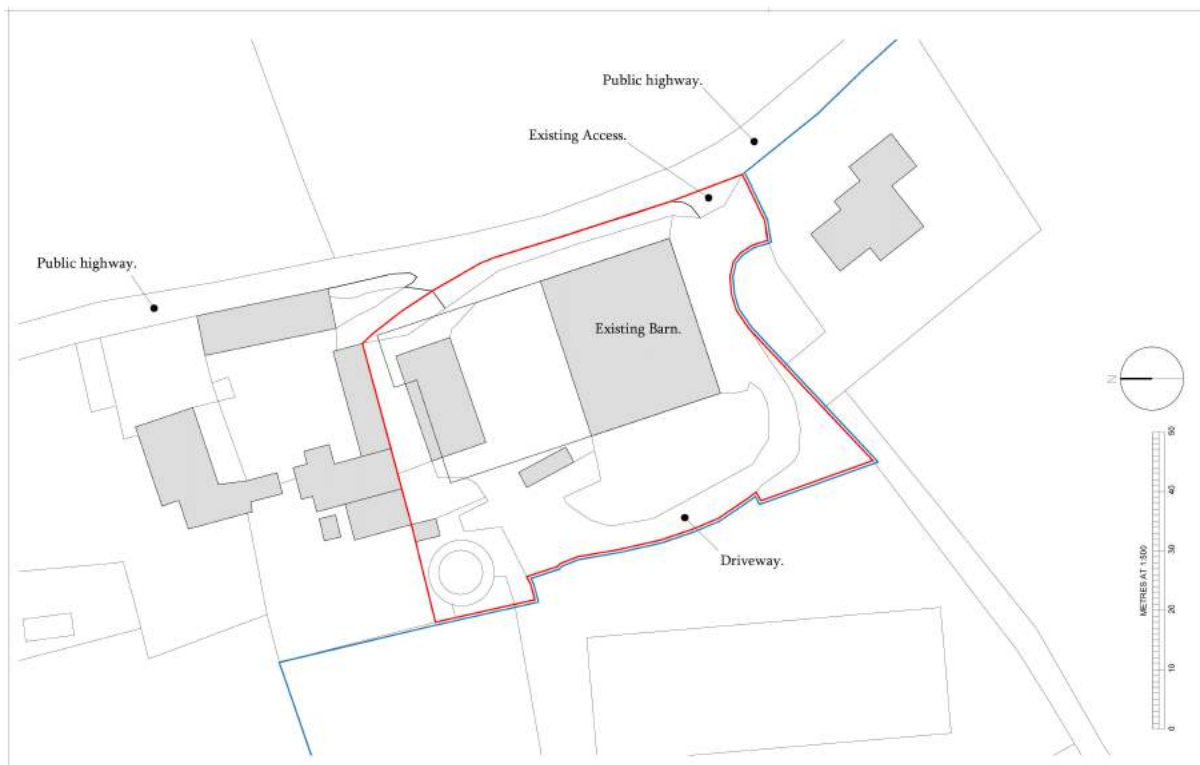


TRANSPORT STATEMENT:

SITE ADDRESS: Ashfield, Stoodleigh, Tiverton, Devon, EX16 9QF.

Introduction:

This Design and Access Statement relates to the proposal for a new private equestrian facility at Ashfield, Stoodleigh. The proposed erection of a new stable building and indoor arena for the use of private equestrian purposes by the applicants only, will replace the previous commercial stud facility 'Ashmoor Stud & Equine'. The proposed arena and stables will be for the use of the occupants of the property only for private equestrian purposes. The existing site is accessed from a private gated driveway from the public highway to the East of the overall property (as existing location site plan below) Given the previous commercial, and proposed private uses, there will be no increase in traffic too and from the site. The new barn proposed under this application will be constructed on the site of the current barn building. Access route along driveway indicated in orange on plan below.



Existing overall site location plan (not to scale).

Existing Site:

As displayed in the extract above, the site is accessed from the public highway via an existing gated entrance to the East of the site. This gated entrance forms the start of a private driveway leading to the existing house, equestrian facilities and rear of the existing barns. There is ample existing parking within the existing site for cars and larger vehicles, with a turning areas so all vehicles can leave the site in forward gear.

The public highway junction is with an unamed road defined as ‘Road From Ash Hill Cross To Ash Cross’. This road does not appear to have a defined speed limit, but is single track for the main, with limited parking spaces. There are banks and tall hedges as existing to either side of the road, limiting travel speeds for vehicles.

The site has formerly been used as a commercial stud, with more than 20no horses on site. This would have created a significant amount of traffic on a daily basis. The proposals under this planning application are for private facilities, a vastly reduced 5no horses, and no staff members on site. This will ensure that the traffic too and from the site is kept to the minimum. With a reduction in horse numbers, there will be less frequent deliveries of feed and hay, as well as fewer visits from vets and farriers. With the removal of the commercial aspect, there will be no requirements for staff, or customers, to be visiting the site frequently as before.

Please refer to drawings 100, 101 and 102 for existing drawing details.

Photographs included below and as part of the Transport Statement.

Existing Photographs:



Existing barn and public highway access (to remain unaffected by works) from South.



Existing public highway looking South from Site.



Existing barn and public highway access (to remain unaffected by works) from North.



Existing public highway looking North from Site.

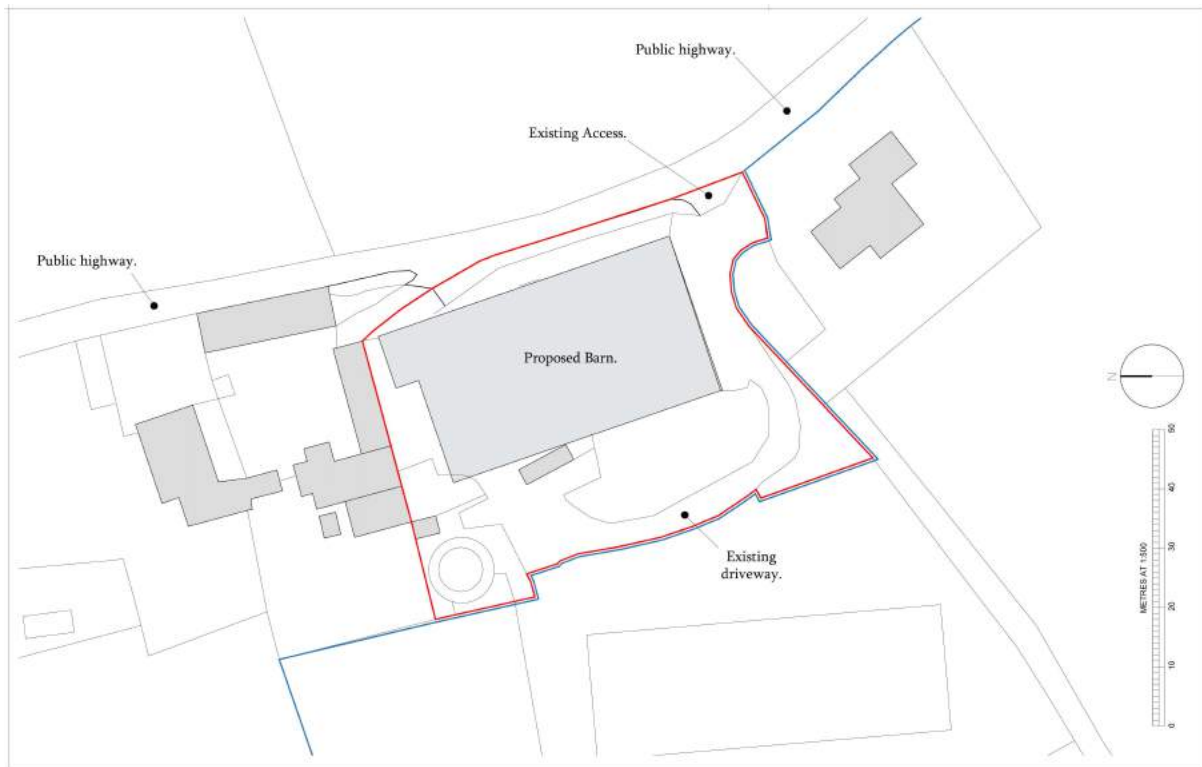
Proposals:

Please refer to drawings 103A and 104 for proposed drawing details.

The proposal is to form a new private equestrian facility to replace the existing dilapidated commercial stable facilities on the site. Whilst giving the applicants the opportunity to rejuvenate a run down and under used part of the site, it will also allow the clients to safely stable and exercise their own private horses within their ownership. The proposals under this application will provide stabling for 5no. horses/ponies, with associated arenas and ancillary equestrian facilities. These will be for the use and enjoyments of the applicants only.

The new equestrian building will have no staff members. There will be no other guaranteed daily visitors to the site other than the applicants. Other sporadic visits would include farriers, dentists and veterinary professionals as required to meet the needs of the horses living on site.

Deliveries of feed and bedding will on average be once/twice per week. The storage areas in the barn building will allow for minimal traffic/deliveries to the site. The existing driveway will be utilised for access, with existing turning areas for leaving in forward gear. All proposals will be sensitively applied to the existing dwelling and surrounding areas.



Proposed overall site location plan (not to scale).

Conclusion:

Given the previous traffic levels to and from the site on a daily basis, we believe the proposed private equestrian facility will not have an adverse effect on current transport arrangements. The reduction in traffic to and from the site will improve public safety and neighbouring amenity. This proposed facility is, and will to be, private, with reduced numbers of horses on site. Most of the activities required for this proposed equestrian unit will be self contained within the site.