**DESIGN AND ACCESS STATEMENT**

 CONCERNING

 **EXTENSION TO EQUINE BARN TO PROVIDE A TWO BED HOLIDAY FLAT**

 **WITH NEW DRIVEWAY AND CONSTRUCTION OF AN OUTDOOR ARENA**

 AT

 **PARK LODGE, BENTWORTH, HAMPSHIRE,GU34 5JX.**

**The Design Component**

**Amount of Development.**

The following elements are contained in this application.

1/ Extension to Equine Barn to provide a Two Bed Holiday Flat.

2/ Construction of a new driveway and parking area.

3/ Construction of an Outdoor Arena.

**The Layout**

The proposed Holiday Flat is located on the southern end of the existing Equine Barn.

The proposed Driveway runs through the applicant’s land to the parking area which is on the northern side of the existing Equine Barn.

The proposed outdoor arena is located on the eastern boundary.

**The Scale**

The proposed Holiday Flat will have a footprint of 103 sq metres.

The proposed driveway is approximately 110 metres in length and 3m in width.

The proposed Outdoor Arena is only 10m x 10m.

**Landscaping**

There is no landscaping scheme attached to this application, as under the consented extension to the American Barn (59066) condition 7 related to a full landscaping scheme to be submitted.

**Appearance**

The proposed Holiday Flat will have timber elevations under a steel profile roof to be in keeping with the proposed new roof to the whole building. All windows and doors will be of timber to ensure that the rural feel of the cottage is maintained.

The proposed driveway will be finished in Type 1 material to blend into the surrounding environment.

The proposed Outdoor Arena, will be fenced with post and rail fencing and a sand riding surface. As per image below.



Good quality materials will be used in the construction which will blend well into the surrounding countryside.

**The Context Appraisal**

Park Lodge comprises of 10 acres with the existing Equine Barn and parking area.

The Equine Barn comprises of 6 internal stables and 2 outside stables and a small area. Plus a lot of open storage.

There is a temporary steel round pen with a surface and turn out paddocks.

**Involvement**

No Pre App application was submitted.

**Evaluation**

This application is for an extension to an existing Equine Barn to provide a Two Bed Holiday Flat with a driveway and parking area. As well as an Outdoor Arena.

The site location is on the outskirts of the village of Bentworth and would provide a good holiday location in the Hampshire countryside.

The applicant wishes to provide good quality holiday accommodation in the area and it provides some diversification income to her equestrian business.

It will provide two double bedrooms with a bathroom, open plan kitchen / sitting room opening onto the applicant’s fields. There will be parking for two cars.

The proposed Driveway allows for totally separate access to the existing Equine Barn and the Holiday Flat along with additional parking. Although there is still parking adjacent to the existing access to the Equine Barn.

In 2021, there was a planning application (59066) for an Extension to Existing Equine Barn and Associated Works. This was consented and this application seeks to use the consented extension area for the proposed Holiday Flat.

There is good evidence that these Holiday lets are popular and required in the area. I submitted an application (24115/003) for the conversion of existing stables into a one bed holiday let which was granted consent and this has been let on a regular basis.

This will support the local rural economy and tourism in the East Hants district.

The proposed outdoor arena, is only 10m x 10m which allows the applicant to start the education of young horses in a safe environment.

The applicant has been based on the property since 2005 from where she produces primarily polo ponies for sale.

The business has been running for 15 years and the applicant has built a reputation for making good quality polo ponies and breaking of general youngstock. The applicant breeds two foals a year from her own broodmares and takes in broodmares for foaling.

The property is a registered stud and has been so since 2014.

These proposed extensions provide a modern American Barn for a private competition yard which has been established for many years.

Equestrianism plays a significant part in supporting rural economies via direct or indirect use of goods and services. Also, it supports rural employment not just equine jobs but also agriculture, local shops and services. The equine industry is worth a total of £7bn via goods and services to the UK economy. (Source – British Horse Industry Confederation).

**Access Design Philosophy on the Scheme**

There will be a slight increase in traffic movements due to guests however this is not a highly intensive holiday let.

The site is on level ground for easy access by the disabled.

**Conclusions**

This is a reasonable proposal for the site, which simply provides a small holiday flat in a rural location for the applicant to rent out for holiday accommodation with a separate driveway and parking.

The small Outdoor Arena is a useful and much required addition to the existing equestrian business.

It has been well designed and is totally in keeping with the surrounding environment using good quality traditional materials.