



DESIGN & ACCESS STATEMENT

TO ACCOMPANY

PLANNING APPLICATION FOR:

ERECTION OF A STABLE BLOCK

TO

LAND ADJACENT TO KESWICK ROAD AND WINDERMERE ROAD

BENFLEET

ESSEX

SS7 3HU

BACKGROUND

The existing field is not currently used by the owner for any purpose. The application is for permission to erect a stable block for the use of the owner for their horses.

It is understood that the adjacent land is also used to accommodate three ponies.

AMOUNT

The extent of the works is indicated on accompanying drawing Nos. F-0370-01A. Paragraph 154 of the National Planning Policy Framework (NPPF) 2023 notes that exceptions to the standard of no new buildings on green belt land include for the provision for 'appropriate facilities for outdoor sport and recreation'. The current proposal for a stable block for accommodation of horses for the sporting use of the owners who live nearby falls into this appropriate development.

LAYOUT

The proposed stable block is to be supplied by a recognised stable block manufacturer and will be positioned on the south east corner of the field to a concrete hardstanding.

SCALE

The stable block is proposed to a maximum height of 3.12m and the scaled plans are attached to the application.

LANDSCAPING

The existing field is grassed with a number of independent trees and hedgerow to the boundaries.

Aside from the new hardstanding to the footprint of the stable block there are no proposed alterations of the landscaping.

APPEARANCE

The proposed stable block will be in keeping with the equestrian nature of many buildings and fields around the surrounding area.

ACCESS

The access to the field will be through the existing gates.