Design & Access Statement
Domestic Manège,
Abbey Green Farm, Leek

Description of existing site and it's setting

Abbey Green Farm lies to the west side of Abbey Green Road at OS grid ref, SJ977 579. The farm has been an equestrian property for many years.

The farm buildings comprise a large farmhouse, several traditional stone outbuildings and a collection of post-war and modern portal frame agricultural buildings employed as stabling. Access to the farm is via Abbey Green Road at a point. The access is a hard surfaced track which runs through the yard, turning south past the stables leading to the paddocks beyond.

To the west of the farm buildings lies a steeply wooded sandstone escarpment with the remains of an old quarry.

The quarry is square cut, measuring approximately 30m across and 40m deep with a level sandy base and screened by trees. The open side of the quarry faces south.

The proposed menage will be sited here:



The Proposed Site

Please refer to the accompanying 1:500 Existing Block Plan for further details.

09/00261

Description of the proposed development

A standard domestic mènage measures 20m x 40m, but is a little too long to fit within the footprint of the quarry. The proposed mènage will be measure 24m x 30m, a slightly smaller area.

The mènage will be a fairly standard construction with tanalised post and rail fencing and kick-boards with a wooden access gate on the southern side. The base layer will be constructed with 0-100mm free draining aggregate, geo-textile separation membrane and dressed with 200mm of sharp sand.

To allow the mènage to be used for extended hours during the winter, six 500W floodlights will be installed.

No trees are affected by the proposed development.

Please refer to the accompanying 1:100 Mènage Plan and 1:500 Proposed Block Plan for further details.

Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

In most cases, the impact of a mènage can be ameliorated by siting it next to the existing buildings. In this instance, the quarry site is preferable:

i). The site is naturally screened.
ii). The site does not require the removal and disposal of any top soil.
iii). The site does not require the loss of any trees.
iv). The site does not involve the loss of prime agricultural ground.



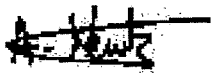
The Site, viewed from Abbey Green Road

The proposed mènage will not be visible from Abbey Green Road or neighbouring properties. As such the development is unlikely to have any materially significant impact on the privacy, living conditions and amenity of neighbours.

The main impact is likely to be the addition of outdoor lighting. This is partly mitigated by natural screening from the sides of the quarry and by the existing trees, however some light can be expected to spill outside of the mènage. If required, the applicant would accept a condition, limiting the lighting hours from 7am to 9pm.

The menage will only really become evident to walkers, using the footpath which passes approximately 100m to the south. However the farm is evidently an equestrian property and the presence of a mènage should not unduly impact upon their amenity.

No public rights of way are affected and there are no public access concerns.



A W Newby, B.Sc (Eng). DMS.
PME Planning Services
25/3/09