Design and Access Statement

Client: Mr and Mrs R G Turner

LOCATION:

Land to the north of Broadhurst Farm
Leek Road (A523)
Waterhouses
Staffordshire
ST10 3LQ

PROJECT:

Proposed horse riding arena adjacent to existing stables.

Prepared by Nigel Forrester MCIOB

Description of Application

This application is submitted on behalf of Mr and Mrs R G Turner.

The proposal is for the provision of an all weather horse riding arena on land owned by the applicants, The proposal is to be sited alongside the applicants existing stable block. The site is situated to the north of Broadhurst Farm, Waterhouses.

The proposed location of the arena is within a paddock immediately in front of the applicants existing stables. The paddock and adjacent fields owned by the applicant are currently used for the stabling and riding of the applicants horses. The proposal is for the sole use of the applicants, for the riding and exercises of their privately owned horses and is not for commercial use.

Physical Context

The application site is located on the southern side of the A523 at the eastern end of the village of Waterhouses. The field in which the arena is proposed runs alongside the A523.
Broadhurst Farm which is not owned by the applicant is the nearest property to the site.

Vehicular access to the site is off the adjacent private roadway which links the A523 to Milk Hill and is a shared access which leads to Broadhurst Farm and other surrounding agricultural land not owned by the applicant.

The site includes an existing stable block and a hardstanding / parking area.

The site is a sloping site and the existing stables occupy an elevated position on the south west boundary of the site.

Social Context

The area is rural. The immediate surroundings are open countryside with isolated dwellings and farms.

Design Principles and Concepts

Amount

The area of land owned by the applicants is approximately 1.83 hectares (4.53 acres), The site includes the existing stable block and is used solely for accommodating and exercising the applicants horses.

The existing stable block has a footprint of 158m2 with an associated hardstanding area of approximately 175m2

The proposed riding arena would be 40m in length with a width of 20m with an additional 1m wide strip around the perimeter, providing a total flat area of 924m2. Please note: 40m x 20m is the smallest, recoqnised, standard size dressage arena to provide adequate space for the exercise and schooling of horses.

Layout

The orientation and location of the proposal is determined by the existing site layout: The proposal is to locate the arena as close as is practical to the existing stable block and the existing site access.

The site will continue to function in the same way as it currently does with no change to the areas of activity thereby retaining the existing way in which the site is used.

The proposed arena will be located away from the nearby A523 in order to minimise any visual impact within the immediate environment.

Landscaping

The general site layout is to remain unaltered.

No changes are proposed to the area of the stable block or to the site entrance etc.

As the site is a sloping site, changes are required to the ground levels in order to accommodate the proposed arena. A full topographical survey is included as part of the application along with 'cut and fill' cross sections of the site detailing the proposed arrangements. The objective of the proposed scheme has been to minimise the changes in site levels.

The resultant earth banking around the proposed arena (both cut and fill) will be graded appropriate to the location at an angle of no greater than 30 degrees and all banking will be grassed in full conformity with the surrounding field.

Screen planting: native hedge screening within the site, would be carried out within the first planting season following completion of the arena works subject to the requirements of the Local Authority.

The south-eastern boundary of the site adjacent to the proposed arena which follows alongside the access road will be screened by the existing hedge which was planted approximately two years ago and comprises hawthorn and hornbeams

Appearance

The proposed surface finish of the riding arena is to be of recycled, medical grade, black rubber mixed with washed, silica sand; which is a standard specifications for this type of use.

The proposed perimeter fencing will be standard agricultural grade, timber post and rail fencing, stained dark brown with the provision of a standard five bar agricultural gate.

A 1000mm wide, flat strip of ground will be provided around the perimeter of the arena, external to the timber post and rail fence. This flat strip will be grassed.

The graded banks around the arena will be grassed in full conformity with the surrounding fields.

No external lighting is proposed.

Access

The riding arena is for private use and will not generate any increase in traffic onto the site therefore no changes are required or proposed to the existing car parking or circulation areas within the site.

The existing access into the site from off the A 523 is to remain unaltered.



Site views from A523 showing stable block and access road

