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PROPOSED PRIVATE EQUESTRIAN MANEGE AT HUNTLEY HALL, HUNTLEY LANE, CHEADLE

DESIGN AND ACCESS STATEMENT

JOB NO 2995
JUNE 2016

J.Kirkham

OUTLINE PLANNING APPLICATION DESIGN AND ACCESS STATEMENT.

Site Analysis:

The site is located on the land surrounding Huntley Hall (approx. 3.83 Hectares all of which is owned by the occupants). The site as a whole comprises of a Residential Property (Conversion of Stable Barn), 4 Private Stables containing 6 Horses and is surrounded by level fields.

Proposal Details:

The proposals are to construct a 40m x 20m Equestrian Manege to be used purely by the occupants of the existing property. Huntley Hall has always been used for Equestrian Activities since the 1950's. In fact, the actual Residential Property on the land was previously a Horse Stable until it was converted by the Occupants in 1995.

Services Information:

The proposals are to connect the surface water drains from the proposed Manege to discharge into the River Tean.

Character & Appearance:

In terms of Visual appearance, the land is a relatively flat surface and is partially covered by trees which are to remain as existing.

Vehicle Access:

Vehicle access is made from a single point of entry from Huntley Lane. The proposals will not affect the existing Vehicle Access or increase the level of traffic as the proposed Manege is to be used privately by the owners of the existing property.

Landscaping

As part of the planning proposal a row of Hawthorn Hedges will run the perimeter of the proposed Manege to help screen it from the main road.

Access

Access to the Equestrian Manege will be across the field from the existing stables.

Drawings

The Planning Application is accompanied by a location plan, Site Plan and Scheme Proposals and Proposed Drainage plan.