Land to the west of Akesmoor Lane, Biddulph

Change of use of land from equestrian use to use of land for a circus winter quarters

Design and Access Statement

The Applicant would like to use land to the west of Akesmoor Lane as a circus winter quarters when it is not "on the road". This use will almost exactly replicate the existing lawful equestrian use. All the buildings and hardstandings will remain exactly as they are. The existing stables will be used for storage. The parking area will be used to park cars when the circus is on the site. The two storage containers, which have been on site for more than 10 years (see enclosed statement from the previous owner) will be removed and will occasionally be replaced by two lorries of a similar size (when the circus is in occupation at the site). The existing vehicles, trailers and caravans associated with the equestrian use will be removed and the only additional vehicle that will be parked on site will be a caravan, but as with other vehicles, this will only be on site when the circus is not on the road. The caravan would be occupied when on site. No new buildings are proposed as part of this development.

The existing access is narrow, even for the current permitted use which would involve horse boxes/trailers. The largest vehicle associated with the circus is a 42ft (12.8m) semi-trailer HGV. There is an opportunity to improve the access and secure this through the existing change of use application so that it would be more appropriate for horse boxes/trailers and/or vehicles associated with the circus. The existing access has been tracked using the example circus vehicle, which has informed the proposals for widening/improving the existing access arrangements.

The site is presently very well screened from public view, mainly on account of the rising land form between the road and the stables/ménage and the line of trees alongside the stream along the northern boundary of the site. The proposed site layout plan shows where existing trees and hedgerows can be enhanced to further screen the development.

The site has the added benefit of being more secure than the Applicant's existing storage arrangements.