

Design & Access Statement

PROPOSED OUTDOOR ARENA & HORSE WALKER

Cross Farm, The Cross, Hollington, Stoke-on-Trent, ST10 4HH

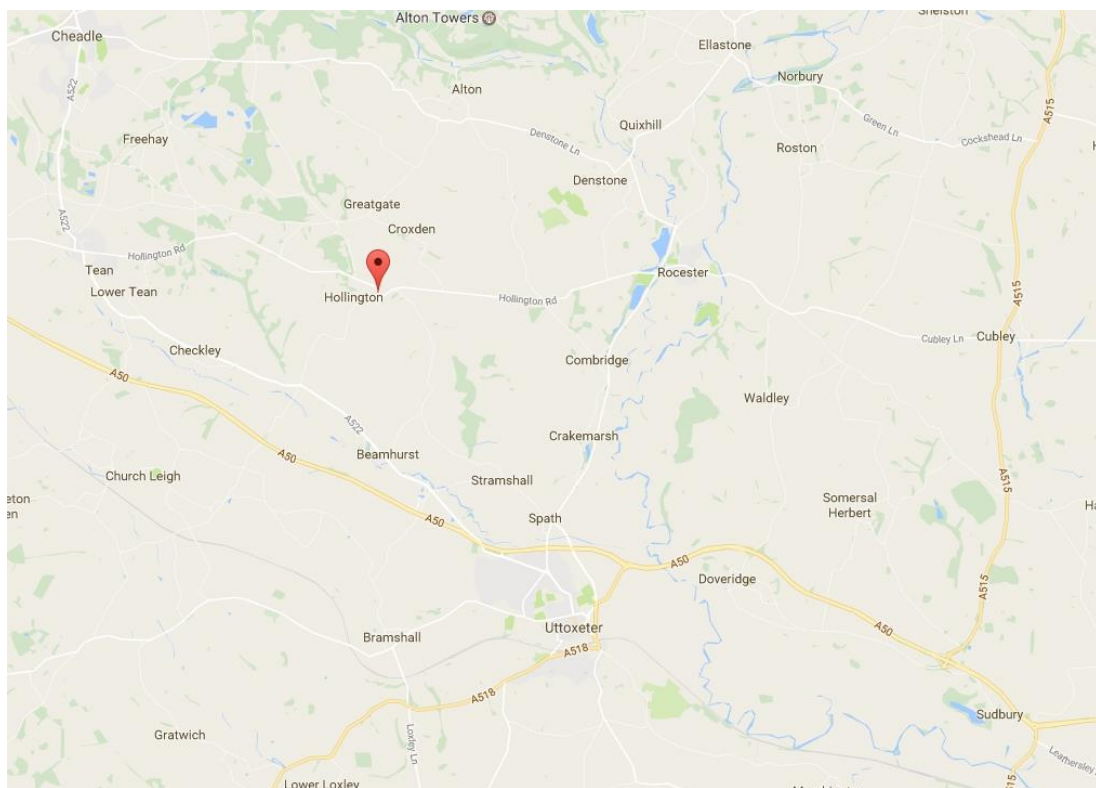
EQUINE PLANNING SOLUTIONS
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1.0 INTRODUCTION

- 1.1 This document has been prepared in support of the Detailed Planning Application for the Proposed Outdoor Arena & Horse Walker at Cross Farm, Hollington, on behalf of the applicant, Miss J Earl.
- 1.2 The purpose of this document is to provide an overview of the existing site together with issues affecting the design of the Proposed Development.



The site is located in Hollington approx. 5 km North West of Uttoxeter and 6km South East of Cheadle.

- 1.3 The proposals will see the construction of a 40m x 30m Outdoor Arena together with provision of a Horse Walker on land adjacent to the applicant's stable yard.
- 1.4 Both facilities will be for private use the applicant currently having horses stabled on site.

1.5 A number of documents have been submitted in support of this Detailed Application including;

- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Existing and Proposed Site Sections
- Horse Walker and post & rail fence details

2.0 SITE AND AREA APPRAISAL

- 2.1 The proposed site forms part of the applicant's property at Cross Farm in Hollington.
- 2.2 The site which is currently used by the applicant for turn out purposes measures approx. one acre.
- 2.3 Ground levels fall across the site from South West to North East at a gradient of approx. 1 in 15.



An aerial view of the proposed site edged red

- 2.4 The site is located less than 10m from the applicant's stable yard with access provided via field gate on its Western boundary.
- 2.5 A detached two storey property belonging to the applicant is situated North West of the site. Two single storey barns associated with the existing equestrian are located directly to the West.

- 2.6 The proposed site is bordered by mature trees and hedgerows on all sides other than to the North West which is open to the applicants dwelling.
- 2.7 The closest neighbouring properties to the site are located along the main road (School Bank) and are separated from the site by the applicants dwelling and barns.
- 2.8 The site cannot be seen from neighbouring properties or the main road. A public right of way (Checkley 41) runs adjacent to the site through the applicant's stable yard but views from this PROW to the site are limited due to mature hedgerows which form the South West boundary of the site.



PROW Checkley 41 (blue) and the mature hedgerow (green).

- 2.9 The applicant currently has 4no. horses stabled at the site. Stables are located directly West of the applicants dwelling with turn out paddocks situated between the stable yard and Rectory Road to the South

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The Proposed site is a turn out paddock situated close to the applicant's stable yard. It is bordered by mature trees and hedgerows.



The applicants stable yard is located directly West of the Proposed site.



The applicants dwelling (North West) overlooks the site. Neighbouring dwellings are located around 60m further to the North West.



A PROW runs through the applicant's stable yard. Views of the Proposed Site from the PROW are limited due to mature hedgerows and site levels.

3.0 DEVELOPMENT PROPOSALS

The proposed development can be summarised as follows;

- Construction of a 40m x 30m All-Weather Outdoor Arena with timber post and rail fence.
- Provision of a Horse Walker.

- 3.1 It is the applicant's intention to construct a small all-weather riding arena at the property which will be used for exercising horses on site and recreational riding.
- 3.2 The chosen site of the Proposed Outdoor Arena and Horse Walker is already within equestrian use as a turn out paddock and sits within close proximity to the existing stables.
- 3.3 The site is separated from neighbouring properties by the applicant's stable yard and dwelling.
- 3.4 There is a PROW which runs close to the site but on the whole views of the proposed development will be limited due to site topography and proximity of mature trees and hedgerows.
- 3.5 The Proposed Outdoor Arena is to be orientated parallel with the existing site boundary and will consist of a flat surface surrounded by grass banks.
- 3.6 The Arena surface will be a specialist equestrian product, most likely a mix of sand and fibre. The perimeter of the arena will be timber post and rail fencing of a size and type similar to existing.
- 3.7 The Proposed Outdoor Arena has been sited clear of existing trees and hedgerows all of which will remain unaffected by the works.

- 3.8 The Proposed Horse Walker will be located directly South West of the Arena. This will provide the applicant with a means to exercise up to 4no. horses close to the stable yard clear of the PROW.
- 3.9 The level of the Proposed Horse Walker is to be reduced to limit visual impact of the Horse Walker when viewed from the PROW to the South West.
- 3.10 There are no proposals for external lighting as part of this application.

4.0 ACCESS ISSUES

- 4.1 Access to the Proposed Outdoor Arena and Horse Walker will be via an existing field gate opening close to the stable yard.



View East from the edge of the stable yard to the field access.

- 4.2 There are no proposals to alter or replace the existing vehicular or pedestrian access to the site.
- 4.3 It is not anticipated that these proposals will affect the number and type of vehicles visiting site.
- 4.4 Parking for equestrian vehicles will be to the North of the stable yard as is currently the case.
- 4.5 Pedestrian and vehicular access and parking arrangements for the residential dwelling will remain unaffected by the proposed works.

- 4.6 Access to turn out paddocks located to the South of the site will remain as existing.
- 4.7 PROW Checkley 41 will remain unaltered.
- 4.8 The proposals will allow horses at the site to be exercised clear of the PROW which currently runs through the applicant's stable yard.

5.0 SUMMARY

- 5.1 This Design and Access Statement is submitted in support of the Proposed Outdoor Arena & Horse Walker at Cross Farm, Hollington, on behalf of the applicant, Miss J Earl.
- 5.2 It is proposed that an existing equestrian turn out paddock at the site be converted to a 40m x 30m All-Weather Outdoor Arena.
- 5.3 The Proposed Outdoor Arena will be used solely by the applicant for private purposes.
- 5.4 The arena has been sited close to the applicants existing stable yard clear of the existing PROW.
- 5.5 The site is not within view of neighbouring properties and there are no proposals for external lighting under this application.
- 5.6 A Horse Walker is to be provided under these proposals which will be sited close to the Proposed Arena and existing stable yard.
- 5.7 The Proposed Horse Walker has been positioned to mitigate visual impact when viewed from the PROW.
- 5.6 Vehicular and pedestrian access to the site will not be affected by the proposals. The PROW will also remain unaffected by the works.
- 5.7 It is considered that this application will have limited impact on the site as a whole and will provide the applicant with modest scale facilities for exercising horses at the site.