Planning, Design and Access Statement

May 2017

Proposed Manège

Tunstall Stych Farm
Dilhorne Road
Caverswall
Stoke-on-Trent
ST11 9EZ



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1.0 Summary

This supporting planning, design and access statement has been prepared in relation to the proposed manège application at Tunstall Stych Farm, Dilhorne Road, Caverswall, ST11 9EZ.

2.0 Introduction

The proposals outlined within this planning application include the construction of a 40m x 30m riding manège for personal use of the applicant to exercise and school horses.

The proposed manège is to be sited behind the existing pig barn in the grazing field which will shelter the ménage from view of the public road.

Previous planning permission was granted at the property in June 2008 for a 40m x 20m manège of similar construction to be sited at the front of the property adjacent to and visible from Dilhorne Road (ref: SMD/2008/0139).

3.0 Assessment

Site Context

Tunstall Stych Farm is situated on the outskirts of Caverswall village. It sits approximately 0.3miles to the east of Caverswall village centre heading towards Dilhorne.



Site Analysis

The farm house and outbuildings are set back from Dilhorne Road by approximately 55m.

Adjacent to the house, the site consists of several outbuildings, a garden (approx.0.41 acre) and a grazing paddock (0.37 acre).

Beyond this, there are 4 fields also held within the same ownership, the total area of these is approximately 8.55 acres.

These areas are individually highlighted on the map below with the corresponding areas detailed to the right.



1. 2981m² / 0.74acre
2. 12874.8m² / 3.18acres
3. 4502.3m² / 1.11acres
4. 14249.7m² / 3.52acres
5. 1643.5m² / 0.41acre (garden)
6. 1487.3m² / 0.37acre (grazing paddock)

The property has a public right of way footpath leading through field 2 and continues towards Dilhorne Road via the driveway between areas 5 and 6.

Blurton Cricket Club is situated between areas 3 and 4.

4.0 Proposed Design

Use

The proposed manège is intended for personal use of the applicant to school and exercise horses.

Amount

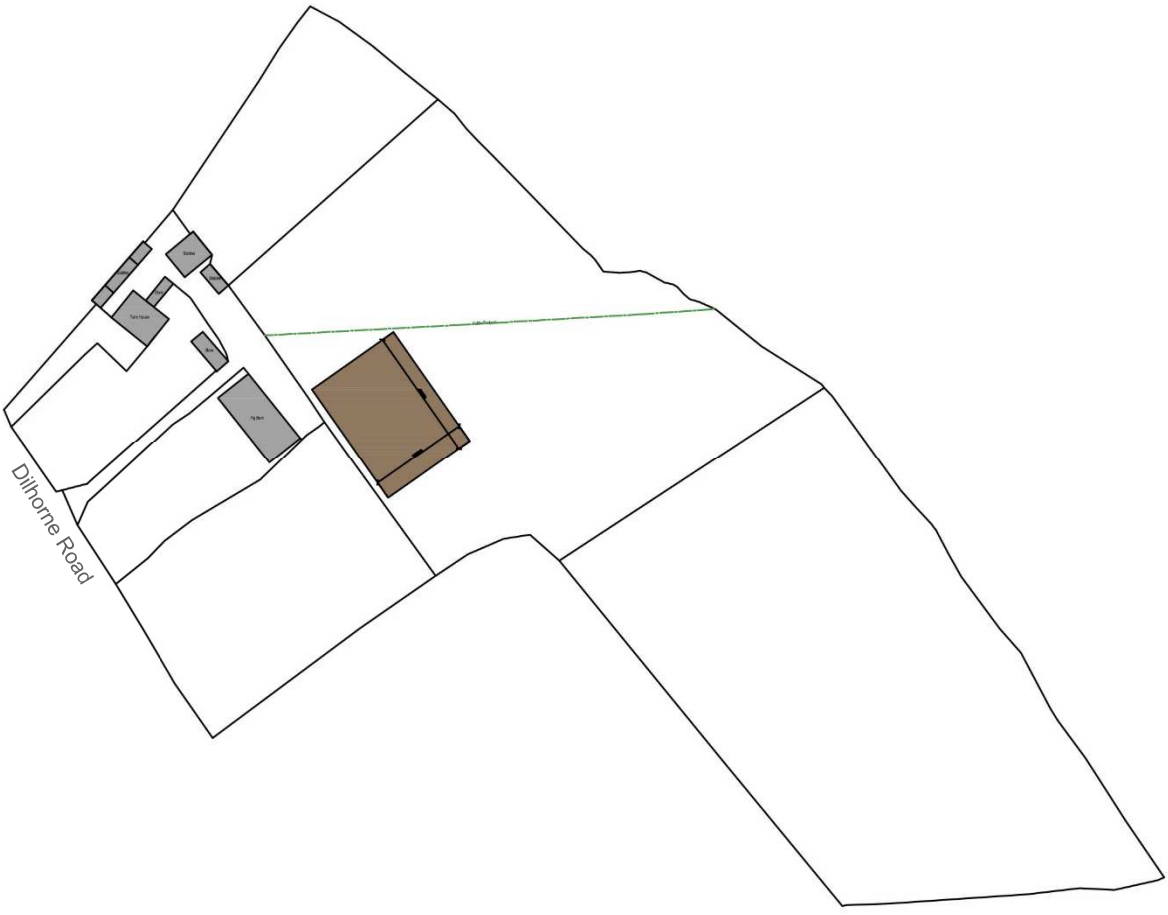
The proposed size of the manège is 40m x 30m giving a total area of 1200m². This has been carefully considered to reflect the applicant's requirements and to allow sufficient space to school horses to an appropriate level to compete in local and national competitions.

Location

The proposed location of the manège is situated behind the existing pig barn and offset to avoid interference to the public footpath.

This location ensures that it is not visible from the surrounding roads, thus preserving the aesthetics of the landscape. The existing hawthorn hedgerow along the field's boundary also restricts any views of the construction from the surrounding countryside.

The proposed location is marked on the drawing below with the manège highlighted in brown and the public footpath in green.



Scale

The total area of land affected by these proposals is 1200m², this is approximately 3% of the total site area which is 40137.6m².

The perimeter post and rail fence will sit no more than 1.5m above ground.

Appearance

The timber post and rail fence surrounding the manège will consist of 150mm x 75mm posts at 1.8m centres with 2no. 150mm x 38mm retaining boards at the base and three 100mm x 38mm rails. The intention is to stain the timber to a dark brown natural colour to allow the construction to blend into the surroundings.

The ground covering is proposed to be 50mm of rubber chippings in a dark brown/black colour. These are more durable and eco-friendly than wood chippings and are free of metals and contaminants.

These rubber chippings will be applied to a base of 100mm sand situated on top of an equestrian membrane that sits on another 50mm layer of sand and 200mm hardcore.

Perforated drains will be positioned within the substructure and discharge water to the existing drain at the bottom of the field.

5.0 Proposed Access

Entrance to the field is through the existing metal gate.
Proposed access to the manège is via a timber gate within the post and rail fence on the north-west elevation of the manège.