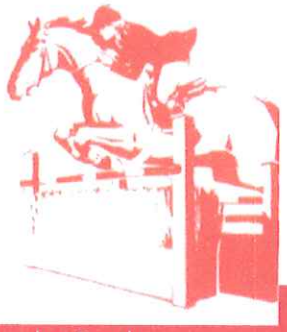
CLARKE EQUINE SERVICES

DESIGN AND ACCESS STATEMENT

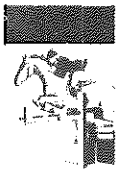
In support of a Planning Application for an all-weather riding arena for private use only.



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Lower House Farm
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Mr C V Pountney



INTRODUCTION

The Design, Access and Heritage Statement has been prepared to accompany and support a planning application submitted to Staffordshire Moorlands Council by our client Mr Colin Pountney which proposes the replace and up grade of an equestrian ménage strictly for personal use. Due to location of property the proposed ménage would ensure the safe schooling and exercise of our clients horses, the property sits on a very busy road.

The Design and Access Statement has been prepared in accordance with Circular 01/2006 (Guidance on Changes to the development Control System), and CABE Guidance Design and Access Statements: How to write, Read and Use Them (2006). A planning and sustainability statement has been prepared to accompany the planning application, which deals with the relevant planning policy context.

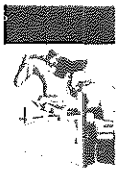
ASSESSMENT

a) *Physical Context*: The site is situated within the 'open countryside' for planning purposes. The property consists of House, out building and stables, grazing land.

   The proposed ménage would be located on the West of the property. The proposal would be located on part of an agricultural field, which is bounded by mature hedging along the field boundary. The proposal is considered to benefit from this setting and with screening provided by the mature field boundaries.

b) *Social Context*: The proposal is situated in proximity to the West. The ménage would also be easily accessible by nearby residential properties.

c) *Economic Context*: The proposal would utilise an area of the periphery of the property. The proposed ménage would be dedicated to the schooling of



horses, thus allowing the more effective and efficient use of the land. This would also reduce the damage to wider grazing land on the property.

d) *Planning Policy*: In depth consideration and description of the planning policy context in relation to the proposal is detailed with the Planning and Sustainability Statement which should be considered in conjunction with the context of the Design Access and Heritage Statement.

INVOLVEMENT

No consultation exercises have been undertaken as there are no immediate neighbours to the development.

DESIGN

a) *Use*: The ménage would be used solely for the personal use of our client and family. It would enable our client to school her horses in an effective and safe manner. The land is already used to a degree for the grazing of horses and therefore would be no significant change in this respect. No lighting or mirrors are proposed for this project.

b) *Amount:* The ménage is the minimum size to enable the safe schooling of more than just one horse at a time 20m x 40m.

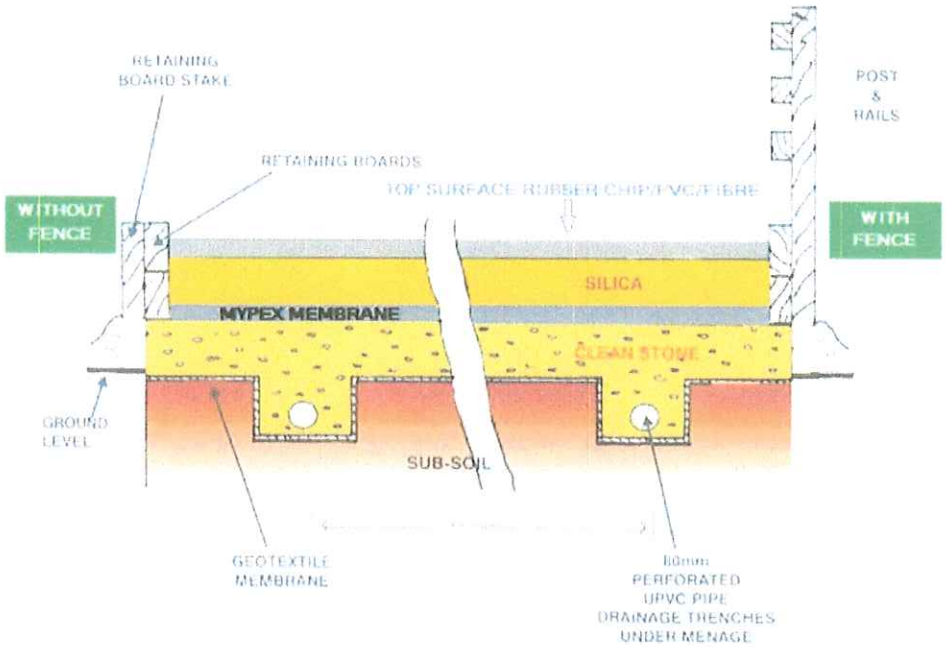
c) *Layout:* the layout is a rectangular riding area which is to be edged with post and rail fencing 1,2m high finished height. This is considered wholly typical for the nature of the development and its location.

d) *Scale*; The arena is proposed 20m x 40m which is considered to be commonly adopted dimensions for a riding arena of this nature.

e) *Landscaping*: The site would benefit from existing mature vegetation nearby.

f) *Appearance*: The proposal has, by its nature, been designed to a standard specification given the various sub layers and top surface typical of this type of development. The surface would comprise of a mixture of sand and fibre

and is considered very discreet in comparison to other riding surfaces available, which are often much brighter and lighter in appearance. The edging of the arena would be formed by post and rail fencing 1.2m high which is a common element in a development of this nature and location.



g) *Historic Environment*: The site lies within 'open countryside' setting and would not affect any listed building, conservation area or archaeological interests in the area. Therefore there would be impact upon 'heritage assets' in this regard.

ACCESS

The ménage would be accessed from the existing access to site by both riders and vehicles. It is important to provide vehicle access from our client's yard area to ensure that the surface is well maintained with regular harrowing and levelling.

CLIMATE CHANGE CONSIDERATIONS

In accordance with DCLG "Guidance on information Requirements and Validation" (March 2010), the proposal has been considered against the guidance set in NPPF

in terms of climate change considerations. However, the planning application is for an equestrian ménage and therefore the advice is largely irrelevant.

As detailed in the planning support statement, the scheme fully complies with the relevant 'saved' policies within the Local Plan relating to the environment.

CONCLUSIONS

The land West of the property has been used historically for the grazing of horses. The proposal would provide an all weather facility in a discrete location and would accommodate the needs of our client , enabling the safe and effective schooling of their horses. The scheme is considered to adhere to the aims of relevant policy and suitably balance the requirements of our client and minimising the impact upon the surrounding landscape.

Date 04/05/2017
GCES