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Design & Access Statement

Version	1.1	Date	10th September 2019
Project	Mr & Mrs J. Poole Proposed Menage Arena Thorncliffe Road Leek Staffs.	Project No.	JUPO/2019

1.00 INTRODUCTION

1.01 This Design & Access Statement is submitted in support of the Full Planning Application for the provision of a Menage Arena for private use on land off Thorncliffe Road Leek together with a change of use from Agricultural Land to combined Agricultural Land with Equestrian use.

2.00 CONTEXT

2.01 The applicants horses are grazed and stabled on two fields which are not in the designated Green Belt area and are owned by Mr & Mrs Poole. The two fields are set within an area of semi-upland grassland with an area of approximately 9.5 acres.

2.02 It is a recongnised fact that arena based exercise is a safer and secure environment for the schooling of horses being ridden and lunged. Road hacking being an alternative which as to be treated with caution.

2.03 The Menage Arena proposed is 40m x 30m which is considered to be of a size which would allow the necessary safe private recreational use for the applicant's two horses. The facility also used as a turnout area which would give protection when necessary to the general grazing within the field area.

2.04 The location of the Menage Arena would not be considered particularly prominent when viewed from public vantage points. The area of the arena being at reduced levels in its relative location adjacent to the roadside boundary. The proposed siting of the arena in the south westerly boundary area would require minimal excavation providing protection to the existing trees and roadside hedgerow screening.

2.05 The land is situated off the main A53 Trunk Road on a C Class road which runs through Thorncliffe and on towards Warslow. The road adjacent to the main field entrance is catagorised as having a National Speed Limit (60mph) and could be considered a danger where horse and rider would be at risk.

2.06 The existing building is used for the storage of farm implements and is also used for the stabling of the applicants two horses.

2.07 The four established Ash Trees to the westerly boundary are to be safeguarded through the construction period.

3.00 DESIGN COMPONENT

3.01 The proposal would seek to create a menage arena which would be a fenced area of 1200 m2.

3.02 Due to the nature of ground levels the proposal would be created with reduced ground levels with particular attention paid to the trees and headgerow in proximity to the arena. Additional tree planting to be implemented to provide screening to the southerly and easterly sides of the arena.

3.03 The surface finish to the arena to be a mixture of silica sand and recycled fabric which it is believed will not significantly increase the prominence of the development to a harmful extent.

3.04 The surplus excavation to be spread in other areas of the applicants land ownership and therefore no soil will be removed from the site.

3.05 There are no plans to form a track between the existing building and the menage arena.

4.00 ACCESS STATEMENT

4.01 The menage facility will be accessed through the open field area.

4.02 As the facility is for private use and there will be no special provision for physically disabled persons.

4.03 The private facility would not generate any significant increase in vehicular or predestrian flow which may otherwise cause congestion or a hazzardous situation.

5.00 Conclusion

5.01 Town & Country Planning policy is supportive of essential facilities for outdoor sport and outdoor recreation with many examples of menage arena approved by Staffordshire Moorlands District Council in recent years.

5.02 The facility aims to provide a safe environment for the schooling of horses for the private use by the applicant and will not harm the character and amenities of the area.