Proposed Stables and Store at Archbury Lodge, Whiston

Design and Access Statement

Background

This application is a resubmission of an earlier application (Application no SMD/2018/0689) and consent received in April 2019. This is necessary due to a number of changes to the proposals:

- The stable block has been reorientated to face directly onto the field to improve access and manoeuvrability for grooming etc. The revised layout will also allow the retention of much of the existing shrub bed to the rear of the block which is considered to be a desirable landscape feature and which will screen the rear of the stables from the garden
- A stone plinth and frontage has been introduced to the stables with black stained weatherboarding and a black fibre cement sheeted roof to improve both the aesthetics of the block and durability of the structure. The resultant building will sit comfortably within its setting and will appear relatively unobtrusive when viewed from the road
- The store has increased slightly in size with the introduction of open hay shelter but otherwise remains in a similar location and is constructed in similar materials to the former permitted building
- A new access off the public road is no longer required as a more convenient access is available within the site off the existing drive

Manure Handling

This remains as previous: manure and soiled bedding will be temporarily stored in a trailer for removal by a suitable local contractor

Arboriculture

The amended proposals have no greater impact on the neighbouring trees than the original scheme. There will be a small loss of hedging to accommodate the stable block

Flood Risk

The site is not within a flood zone. Rainwater will be taken to water butts (for garden watering) with excess to the existing adjacent swale