

DESIGN AND ACCESS STATEMENT

Stable Block for the Housing and Care of Horses

ON BEHALF OF

S Brindley
11 Godley Lane
Dilhorne
ST10 2PF

Development Location

Land off Caverswall Road
Dilhorne
ST10 2PH

Prepared By

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1.0 Introduction

The proposed application seeks the erection of a stable block at Land off Caverswall Lane extending to 7.21 acres or thereabouts which owned by the applicant. The applicants currently have no provision for the stabling of horses onsite, which is hugely detrimental to the health and welfare of the horses. The stable block will be of wooden construction and in keeping with other the stable blocks and buildings within the locality.

2.0 The site

The site is located off Caverswall Road Dilhorne. The site has an existing access off Caverswall Road which will be used to access and egress the site. The land extends to 7.21 acres or thereabouts of grassland.

3.0 Design + Appearance

The stable block will be of wooden construction. The stable block will be 68ft in length by 12ft in width with a total ridge height of 3.24meters. The stable block will have a concrete apron around the northern elevation to prevent poaching in front of the stables which will extend to 8ft in width.

The stable block will have three loose boxes used to house the horses, a dedicated smaller loose box which will be made into a tack room/storage area housing tack, grooming equipment, rugs and vital health supplies for the horses. A dedicated washroom for washing the horses before competition and an emergency treatment room in case of injury. There will be a 12ft fodder store on the eastern end of the block which will store hay and corn.

4.0 Health and Welfare

The proposed development is vital to the health and welfare of the horses to be stabled onsite. The stabling allows a dry and secure space for the horses to be housed during the night especially during the coldest and wettest parts of the year. The stabling allows for the applicants to prevent the poaching of the land and ensure the horses are kept to the highest health and welfare standards.

The stabling will provide an area for the dry storage of fodder which is essential. Damp fodder causes mould spores which are extremely toxic to the health of horses and can even be fatal. The fodder storage area provides a dry area to protect the fodder from the elements and in turn the health of the horses.

The wash off area not only allow for the horses to be washed off before competition but allows for a vital area for the horses to be cleaned in the event of an injury and to prevent disease such as mud fever or thrush in the frog which is painful for horses. These diseases/infection can be prevented by regular cleaning of the horses frog and lower legs especially during the damper seasons of the year.

5.0 Rainwater Harvesting

The proposed development will incorporate a rainwater harvesting system which will capture the surface water runoff from the stable roof. The water will be used at the discretion of the applicants.

6.0 Access

It is not considered that any additional access will be required as the existing access will be suitable. It is therefore not considered that any further consultation with the Highway Authority is necessary.

7.0 Summary

- The proposed development is vital to the health and welfare of the horses which will be grazing the land.
- The proposed development is in keeping with buildings locally and will be partially visually screened from the existing hedgerow.
- The proposed stable block is made from sustainable timber products which are designed to have a lasting lifespan.
- The rainwater harvesting system will help prevent surface water runoff from the roof.
- The proposed development is vital to the applicant's ability to safely keep horses onsite.