

**Agent
R.V.A Associates
Nettlebeds House
Off woodhouse lane
Biddulph Moor
Staffordshire Moorlands
Staffordshire
ST8 7RN**

DESIGN AND ACCESS STATEMENT

**Land off Slang Farm
West side off top Road
Biddulph Moor
Staffordshire Moorlands
Staffordshire
ST8 7JR**

Date 9TH September 2013

Applicant Mr M. & Mrs V. Higgs Owners of the above land

Design and Access Statement

The application complies with the circular (01/2006) guidance requirements with regards to the production of Design and Access Statements. The guidance is taken account of in producing this statement.

CABE Advice

Statements include a written description and justification of the planning application. Including photos, maps

Description of the proposed development

Mr and Mrs Higgs have purchased 4 acres of agricultural land and have applied for change of use for keeping horses and exercising horses including the to erect an American barn(stable block) to house there ponies and store hay for winter feed, approximately 100m square area with a ridge height of 3.750metres. There is water supply to the site and electric lighting will be powered by a small solar panel or similar

The land is off slang farm, on the west side of top road Biddulph Moor. And is in a popular green belt area for equestrian recreation

Mr and Mrs Higgs, their two children and three ponies are heavily involved in the local equestrian activities which take place on the moor.

The application applied for Full planning permission for proposed change of Agricultural use to use for keeping horses and exercising horses, including the erection of a ménage. American barn (stables) and a hardcore access road within the cartilage of the 4 acre field.

The land as an existing vehicle access from the high way.

The site edged red indicating the proposed ménage, American barn and hard core access road to the barn from the existing high way access.

Site Assessment

The application is within the green belt of Biddulph moor on the west side of top road. The parameters of the stables cover 105 square metres with a concrete yard and manure storage cover 142 square metres. The ménage covers an area of 800metres square The hardcore road covers approximately 350 metre square.

Proposal and appearance

The proposed American barn is positioned at the bottom of the field on the west boundary there is a public foot path running along the west field boundary located in the adjoining field. The American barn has been positioned 2metres away from the west boundary and will be screened with an newly planted hawthorn hedge the full length and width of the American barn to the west and south boundaries The American barn will be constructed in redwood timber cladding and a onduline black roof. 2.2m to eaves and 3.750 metres ridge height with a roof pitch of 15 degrees

There is a 1m concrete walk way around the barn and a 9metre forecourt to the north face of the barn. The forecourt will accommodate a manure storage compound 1.8 metres height 3.8metres wide and 4metres long sited 2metres away from the west boundary and screened by a newly planted hawthorn hedge.

100mm effluent drain connected to an underground 3000 litre underground effluent tank draining effluent from the from the manure storage and the American barn forecourt .

The tank will be emptied periodical throughout the year. And disposed at a licensed effluent company.

The manure storage will also be emptied periodically throughout the year and the manure and straw will be spread over the field. Any surplus will be taken off site

The 40metre x 20metre Ménage will be formed at the bottom of the field on the west boundary which will positioned 10 metres away from the west boundary and screened with a newly planted hawthorn hedge planted along the west boundary the full length of the ménage The ménage will have its own land drainage system the drainage trench will be lined with a geotextile membrane a 100mm land drain surrounded in clean drainage media. The land drain will discharge into a 9metre soak away located at the top of the east boundary of the ménage. The proposed ménage will be finished in a silica sand laid on a geotextile membrane laid over 150mm compacted clean hardcore on top of another layer of geotextile membrane laid over the ménage drainage system

The ménage will be surrounded with a perimeter post and rail fencing 1200mm height

The ménage, the American barn and the manure storage area have been positioned so that they are a minimum of 50metres away from the curtilage boundary of any domestic adjoining garden or dwelling.

The ménage and American barn finished floor or ground levels have been positioned to provide the minimum cut or fill of the land to maintain the natural gradient of the land.

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Access

The 3metre wide hardcore road taken from the gate at the top of the field at the east boundary which will follow the full length of the south boundary to gain access to the American barn and allowing access for a tanker to empty the effluent tank. Situated at the western side of the site

There is an existing hardcore recess lay-by set back to the side from the existing main access lane, leading onto the main road. The lay by will prevent vehicle congestion at the top of the existing access lane when opening the gate to the applicants field.