Lower Stonehouse Farm, Brown Edge
Landscaping Schedule for Planning Application for a riding menage

Part 1

Area A

08/00248/ 2008 - SMO

40-50% Hawthorn, with one or more of the following - Holly, blackthorn, hazel. Planted 3- 4 deep, with approximately 5 bushes of the same variety together, staggered at spacings of 1m approx. Initial planting 45-60 cm high plants. Interspersed with Silver Birch and/or Rowan and /or Cecile Oak Trees at approx 5m spacings, but not regimented. Trees to be feathered 2m, and secured with stake 1 ft above ground.

Area B

Single row hedge of 40-50% Hawthorn, with one or more of the following - Holly, blackthorn, hazel. Planted 1 deep, with approximately 5 bushes of the same variety together, at spacings of 1m approx. Initial planting 45-60 cm high plants.

Area C

40-50% Hawthorn, with one or more of the following - Holly, blackthorn, hazel. Planted 2 deep, with approximately 5 bushes of the same variety together, staggered at spacings of 500m approx. Initial planting 45-60 cm high plants. Interspersed with Silver Birch and/or Rowan and /or Cecile Oak and/or Field Maple Trees at approx 5m spacings, but not regimented. Trees to be feathered 2m, and secured with stake 1 ft above ground.

Area D

Silver Birch and/or Rowan Trees feathered 2m, protected from stock, planted on clumps of 1, 2 or 3, with gaps between to allow view through from public footpath.

Area E

Single row of 40-50% Hawthorn, with one or more of the following - Holly, blackthorn, hazel. Planted 1 deep, with approximately 5 bushes of the same variety together, at spacings of 1m approx. Initial planting 45-60 cm high plants. Occasional gaps left between, to allow view through from public footpath.

Note: the two trees at the entrance to the menage to be standard or semi-standard oaks, with stake 1m above ground and protected from stock.

SECTION 1: PLANNING STATEMENT

1.00 INTRODUCTION

1.01 The planning statement is submitted as part of a full planning application for: 1) riding ménage with lights with ancillary lighting and 2) associated car parking and storage area, and (3) metal clad extension to the existing indoor arena at land at Lower Stonehouse Farm, Brown Edge, Staffordshire.

1.02 The business, which is run from the site, is Courses for Horses, which is a non-profit making organisation offering training in all aspects of riding and horse care. They are the highest-rated British Horse Society Training Centre in North Staffordshire and south Cheshire and are the only riding school in the area offering exclusively private or shared lessons. This means that they cater for disabled riders as well as less confident riders.

1.03 The proposed plans demonstrate the potential of the site and the design approach which was used in formulating the proposals, and demonstrates how they have taken account of the constraints and opportunities of the site, as well as the general character and key features of the surrounding area.

1.04 The proposal has been prepared in the context of relevant planning guidance and policies operative at the national and local level. Particular attention has been given to guidance contained with Planning Policy Guidance 2: Green Belts, and Local Plan Policies N2 and N7.

1.05 The submission of this planning application follows two site meetings, one with Rachael Simpkin and one with Steve Massey from Staffordshire Moorlands District Council.

2.00 SITE AND SURROUNDINGS

2.01 Lower Stonehouse Farm, as edged blue on the Ordnance Survey Location Plan, measuring approximately 4 hectares, is located the north of the village of Brown Edge, approximately 0.8 kilometress from local amenities and public transport links and lies within the Green Belt and Special Landscape Area as defined by the Proposals Map.

2.02 The application site, as edged red on the Ordnance Survey Location Plan is located within the curtilage of Lower Stonehouse Farm, immediately adjacent to the existing indoor riding arena.

2.03 The site for the ménage has been levelled off, with the proposed car parking and storage area comprising a level grassed over parcel of land, which has no agricultural merit.

3.00 RELEVANT PLANNING HISTORY

3.01 03/00794/FUL: Planning permission was granted for an indoor riding school

3.02 07/00551/FUL: Planning permission was granted for an extension to covered riding arena to provide 12 stables, replacement stables with ancillary facilities and relocation of workshop to barn.

4.00 THE PROPOSAL

4.01 This planning application seeks full permission for a 30m x 40m riding ménage with ancillary lighting and associated car parking facilities and storage area, as shown on drawing number LSF4030/1. Within this planning application the applicant also wishes to seek full permission for an extension to the existing indoor arena for use as a viewing gallery, as shown on drawing number LSF Arena Gallery New/1.

4.02 The ménage would be surfaced with a sand base topped with rubber chunks, contained by sleepers set into the ground and bounded by a 1.2m post and rail fence, which could be stained or painted to the local planning authority's approval. The ménage would also be bounded by additional landscaping as shown on drawing number LSF/4030/1.

4.03 The ménage would be lit by 4 no. white sodium floodlights on 7m posts. These would be set back from the edge of the ménage by 2m to avoid causing any shadowing.

4.04 Within the scheme an additional 10 car parking spaces and additional storage area would be provided as shown on drawing number LSF/4030/1. This area would be surfaced in grass reinforced mesh, which was considered the most appropriate material to use and in keeping with the surroundings.

5.00 RELEVANT PLANNING POLICY

5.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 contains the only guidance in planning law as to hoe the balance of decision making is to be tackled, which states the following:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

5.02 The development plan for Staffordshire Moorlands comprises the following:-

- The Regional Spatial Strategy for the West Midlands (RSS) adopted June 2004
- The Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 (SP)
- The Staffordshire Moorlands Local Plan (LP) adopted 1998.

5.03 Only the policies that have been saved in the SP and the LP from 27 September 2007 under the Planning and Compulsory Purchase Act 2004 shall be referred to in this document.

5.04 The other "*material considerations*" to which Section 38(6) refers include national and regional planning policy, emerging local policies and guidance and the site specifics.

REGIONAL

5.05 The purpose of the RSS is to provide a spatial strategy to guide the preparation, at district level, of local plans (soon to become Local Development Frameworks) and local transport plans so that they can deliver a coherent framework for the Region as a whole. The period covered by the RSS is 2001-2021.

5.06 The RSS recognises that the villages in the Region perform an essential role in maintaining and enhancing the rural way of life and that consideration should be given to the extent to which sustainable development, appropriate in scale and nature, would enable villages to remain viable.

5.07 Policy QE1 *Conserving and Enhancing the Environment* is clear that environmental improvement is a key component of the RSS. The distinctive character of different parts of the Region should

be protected and enhanced in line with Policy QE3, all new development should promote the creation of high quality built environments.

5.08 Policy QE3 *Creating a High Quality Built Environment for All* confirms that Development Plans and other strategies should promote the creation of high quality built environments as part of urban and rural renaissance and the regeneration strategies for the Region's cities, towns and villages.

STRUCTURE PLAN

5.09 The underlying objective of the SP is to address the concept of sustainable development.

5.10 Policy D5B confirms that inappropriate development in the Green Belt will not be permitted, except in very special circumstances. However, construction of new buildings may be appropriate if it is for essential facilities for outdoor sport and recreation. Any conversion work should not disproportionately increase the size of buildings and should be in keeping with the surroundings. All development within the Green Belt should maintain the visual amenities of the Green Belt and will be subject to other relevant policies.

LOCAL PLAN

5.11 The application site is shown on the Local Plan Proposals Map to be within the Green Belt and Special Landscape Area and as such policies N2, N7, N8 and N9 of the Local Plan apply to this development.

5.12 Policy N2 states that except in very special circumstances, there will be a presumption against inappropriate development in the Green Belt, other than essential facilities for outdoor sport and outdoor recreation provided that the associated built environment is of a scale appropriate to the Green Belt.

5.13 Policy N7 confirms that development which would injure the visual amenity of the Green Belt by virtue of its siting, materials or design will not be permitted in locations which are within or visually conspicuous from the Green Belt.

5.14 Policy N8 states that in the special landscape area permission will not be given for development which would materially detract from the high quality of the landscape because of its siting, scale,

design and materials, and associated traffic generation. In areas where the special landscape overlaps the Green Belt there will be a presumption against most development in accordance with Policy N2.

5.15 Policy N9 confirms that within the special landscape area the local planning authority will promote and require especially high standards of design for development.

5.16 Policy B13 states that within the plan area development proposals will be expected to conform to various criteria, to include, demonstrating a good quality design which takes account of the scale, character, siting, alignment mass, design, colour and materials of the surroundings.

NATIONAL

5.17 **Planning Policy Statement (PPS) 1** ***Delivering Sustainable development (February 2001)*** sets out the overarching planning policies on the delivery of sustainable development and seeks to ensure high quality development through good and inclusive design and that sustainable development is pursued in an integrated manner.

5.18 **Planning Policy Guidance (PPG) 2** ***Green Belts (Amended March 2001)*** at paragraph 1.4 confirms that the fundamental aim of the Green Belt Policy is to prevent urban sprawl by keeping land permanently open. It lists 5 purposes of including land in Green Belts, as follows:-

1. to check the unrestricted sprawl of large built up areas;
2. to prevent neighbouring towns from merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.19 Paragraph 1.6 states that once Green Belts have been defined, the use of land in them has a positive role to play in fulfilling six objectives, one of which is to provide opportunities for outdoor sport and outdoor recreation near urban areas.

5.20 Paragraph 3.15 confirms that then visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they

would not prejudice the purpose of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.

5.21 **Planning Policy Statement (PPS) 7 *Sustainable Development in Rural areas (adopted August 2004)*** *encourages* sustainable rural development that enhances local distinctiveness, economic growth and seeks to protect the open countryside for the benefit of all. The Government's objective is to promote more sustainable patterns of development by promoting a range of uses to maximise potential benefits of the countryside fringing urban areas and providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside.

5.22 Paragraph 6 states that people who live or work in rural areas should have reasonable access to a range of services and facilities. Local planning authorities should support the provision of small-scale, local facilities to meet community needs outside identified local service centres. These local facilities should be located within or adjacent to existing villages and settlements where access can be gained by walking, cycling and (where available) public transport.

5.23 Paragraph 15 states planning policies should provide a positive framework for facilitating sustainable development that supports traditional land-based activities and makes the most of new leisure and recreational opportunities that require a countryside location.

5.24 Paragraph 16 confirms local planning authorities should support other countryside-based enterprises and activities which contribute to rural economies, and/or promote recreation in and enjoyment of the countryside.

5.25 Paragraph 26 states that local planning authorities should ensure that planning policies address the particular land issues and opportunities to be found in the countryside around all urban areas, this should include improvement of public access and facilitating the provision of appropriate sport and recreation facilities.

5.26 Horse riding and other equestrian activities are popular forms of recreation in the countryside that can fit in well with farming activities and help to diversify rural economies. In some parts of the country, horse training and breeding businesses play an important economic role. Local planning authorities should set out in their LDD's their policies for supporting equine enterprises that maintain environmental quality and countryside character. These policies should provide for

a range of suitably located recreational and leisure facilities and, where appropriate, for the needs of training and breeding businesses.

5.27 **Planning Policy Guidance (PPG15)** ***Planning and the Historic Environment*** states at Paragraph 2.16 states that authorities when considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function.

Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation (PPG17)

5.28 Within Planning Policy Guidance (PPG17) *Planning for Open Space, Sport and Recreation*, the Government's objectives include supporting rural renewal, the countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of economies of rural areas. Open spaces within rural settlements and accessibility to local sports and recreational facilities contribute to the quality of life and well being of people who live in rural areas.

5.29 Paragraph 26 states that in rural areas, smaller scale facilities will be acceptable where they are located in, or adjacent to villages to meet the needs of the local community.

LOCAL DEVELOPMENT FRAMEWORK

5.30 The council is currently preparing its Local Development Framework (LDF), which sets out the policies and proposals that coordinate the development programmes of the council and its partners. Within the LDF the council have produced a Local Development Scheme which sets out what documents need to be produced.

5.31 Notwithstanding this, and despite the fact that the documents produced are material planning considerations, none are sufficiently advanced in statutory terms to carry significant weight in planning decisions taken at this time. Accordingly, and whilst regard has been had to these emerging documents, the information contained within them is not summarised here.

6.00 KEY ISSUES

6.01 Considering the proposed development and the relevant planning policy outlined above it is considered that the proposals do not comprise inappropriate development , the three elements all comprise essential facilities for outdoor sport and recreation (as set out in PPG2). The key issues in this application are considered to be whether the full planning application for the proposals outlined in section 4.00 above would:

- Be of an appropriate scale to the Green Belt and have an acceptable impact on the open character and appearance of the Green Belt and Special Landscape Area.
- Have an acceptable impact on the setting of the Listed Buildings; and
- Whether there is a need for the development in the context of the existing facilities.

EFFECT ON THE OPENNESS OF THE GREEN BELT AND IMPACT ON SPECIAL LANDSCAPE AREA

6.02 The site is situated within the curtilage of Lower Stonehouse Farm, Brown Edge, within the North Staffordshire Green Belt. The ménage would be positioned adjacent to the existing indoor arena in order to remain relatively discreet and not to be viewed from many viewpoints.

6.03 Local Plan Policy N2 confirms that development for sport or recreation uses of a predominantly open character, whether formal or informal, or for other uses of land that preserve the openness of the area, may be located in the Green Belt so long as it does not conflict with the purposes of including land within the Green Belt.

6.04 Paragraph 1.4 of PPG2 confirms that the fundamental aim of the Green Belt Policy is to prevent the urban sprawl by keeping land permanently open. It lists 5 purposes of including land in Green Belts, as follows:-

1. to check the unrestricted sprawl of large built up areas;
2. to prevent neighbouring towns from merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.05 The proposal would clearly not prejudice four of these purposes; the key question is whether it would result in the encroachment into the countryside. The ménage would be located to the south west of the existing indoor riding arena, which is bounded by trees to the south west and south east. Also to the south east of the proposed ménage there is an existing open equine area, which is insufficient for the business at present, due to it being too small for jumps to be utilized. As such, it would not encroach into the countryside (being within a discreet area within the site curtilage) and therefore none of the five purposes of including land within the Green Belt are prejudiced.

6.06 The materials for the riding ménage would consist of 66% sand and 33% rubber chunks, to be of a dark brown colour, as it is considered that this would be the most safe and appropriate materials to use, and would blend into the environment in which it is situated.

6.07 The development would be informed by, and sympathetic to, the character and qualities of its surroundings and location. Therefore, the scale and design of the proposal, to include the post and rail fence bordering the ménage, has been designed to relate to its surrounding context. The post and rail fence will enable the ménage to retain an agricultural character, which would be painted/stained to blend into the landscape to the local planning authority's approval and thus would conform to Local Plan Policy B13. The views from the south west would be minimised by additional landscaping to include, Hawthorn interspersed with a variety of trees.

6.08 In relation to the small scale ancillary car parking (10 additional spaces) and additional storage area, as shown on drawing number LSF 4030/1, it is considered that this is an essential facility for outdoor sport i.e. it would be used solely by the riding school. In addition to being functionally linked to the riding ménage, it would relate well physically. There would be an access directly from the car park to the ménage to allow for safe pedestrian access. By its very nature the proposal would preserve the openness of the Green Belt and would not conflict with the purposes of including land within the Green Belt. As such, it is considered that the proposal is not inappropriate development and would not be contrary to Planning Policy Guidance 2 advice or Local Plan Policies N2 and N7.

6.09 The extension to the existing indoor arena, which would be used as a viewing gallery, comprises a modest and simple metal clad building that is fit for its purpose. It is considered that metal would be the most appropriate material to use, as it would be consistent with the existing indoor arena and would therefore be in keeping with the surroundings.

6.10 The proposals would be of an appropriate scale in the Green Belt, and as such, it is considered that the proposal would not injure the visual amenity of the Green Belt by virtue of their siting, materials or design, which are appropriate to the rural setting. The development would not lead to unnecessary loss or disturbance of trees and would be properly landscaped. Any additional landscaping deemed necessary could be secured by condition. It is also considered that the existing vehicular access off Lower Stonehouse Road is sufficient to accommodate the additional use of the site.

EFFECT ON THE LISTED BUILDING SETTING

6.11 Lower Stonehouse Farm house and the two ancillary stable blocks comprise traditional stone farm buildings, pre 1800 and Grade 2 listed, and as such it is important that any new development respects the setting of these listed buildings.

6.12 Equestrian use of the site helps to maintain the character of the premises and a healthy sustainable business will ensure that the current use of the buildings will remain. Furthermore, the proposed development ensures that the character of the area is in no way compromised, due to the location of the development proposals adjacent to the existing buildings and uses and would not result in the loss of the identity of the listed buildings or adversely affect the setting of the Listed Building.

6.13 In the design process it was considered that the materials chosen would be the most appropriate materials to use, as they would be in keeping with the environment in which the site is situated. Policy B13 of the Local Plan states that development proposals are expected to demonstrate a good quality of design which takes account of the scale, character, siting, alignment, mass, design, colour and materials of their surroundings.

6.14 It is considered that the scale, style and size of the proposal would not materially detract from the site itself or the wider landscape, and in any event, the development would not be readily visible from the public realm and would therefore not injure the visual amenity of the surroundings.

NEED FOR THE NEW DEVELOPMENTS

6.15 The current outdoor arena is too small (18m x 38m), this being 4sqm smaller than a normal size arena, as set out by the European Equestrian Federation. As such, this means that the riding school cannot use this area for what it is needed for, i.e. jumping, bigger horses, or occupation by more than one horse.

6.16 In order for the riding school to be able to train its vocational students, they need to be practiced at jumping a course of fences (8-10 in number). This is difficult to do in the indoor arena and impossible in the existing outdoor. Furthermore, if the indoor is already in use for the Riding for the Disabled or for a young or difficult horse, there cannot be any jumping lessons taking place at the same time.

6.17 With the increase in liveries, there is an added pressure on the riding schools in the evenings in the winter. In order to save the ground, all horses are stabled 24 hours a day during January, February and March. However, they all have to be exercised every day, which for the 6 horses that are owned by staff/students this is not a problem as they ride them during the day, but this still leaves 6 horses to be exercised in the evening. At the moment, with lessons in the riding school finishing at around 19.30 hours it means that only the small school is available and only one horse at a time can use it safely. The new riding ménage would allow for 4 horses at any one time to be exercised.

6.18 Throughout the year, the riding school accommodates Riding for the Disabled groups on Mondays and Tuesdays. They have to use the indoor school for safety reasons, as such; all other training has to be accommodated in the small outdoor school. The Riding for the Disabled group attends the school on a discounted tariff and as such, without additional facilities it would become financially prohibitive to carry on in this basis.

6.19 By having an additional outdoor riding ménage as proposed, this would allow for the breaking and training of horses. At the moment the riding school is limited to providing this service to the summer months and only having 2 horses at any one time. Due to the previous planning permission (07/00551//FUL), the riding school will have the standard of stabling needed, but without a bigger outdoor school, they would struggle to have space to school them as they require a larger area.

9.03 The site is situated within a traditional moorland farm and as such regrading works to accommodate the ménage needed to be undertaken, and has already been undertaken by the applicant. Regrading to the levels of the ground for the car parking and storage area would need to be undertaken, to allow for a level access for all users.

10.00 SCALE

10.01 In terms of scale, the proposal is for 1 no. riding ménage measuring 30m x 40m, with a 1.2m high post and rail fence. The car parking area would accommodate 10 additional vehicles, with additional storage area for the storage of tractors, trailers etc necessary for the running of the business.

10.02 The extension to the indoor arena would measure 12.66m x 2.61m with a maximum height of 2.84, as evidenced on drawing number LSF Arena Gallery New/1.

10.03 The scale of the development as shown on drawing number LSF 4030/1 takes account of the restrictions on site and the principle of good design and is sufficiently modest to sit within its curtilage without creating the appearance of over development, thus respecting the open countryside character of the surrounding area.

11.00 LANDSCAPING AND APPEARANCE

11.01 Following on from discussion with Steve Massey from the local authority, a detailed landscape scheme is submitted with this application and seeks to enhance the existing visual quality of the landscaping on site. The proposed development involved the removal of some soft landscaping, to allow for the regrading of the land to accommodate the new riding ménage.

11.02 Hard and soft landscaping proposals would be respectful to the existing character of the open countryside and would seek to respond positively to the surrounding local landscape, to allow the development to be well screened to make it relatively inconspicuous in the landscape. A more detailed landscaping scheme could be secured by condition.

11.03 The proposed materials for the ménage would be 66% sand and 33% dark brown rubber chunks and grass reinforcement mesh for the car park and storage area to the north of the site. It was considered that this was the most appropriate material to us, as it is considered that this would be consistent with the Green Belt location and it is intended that the proposal would enhance the quality of the local environment. The ménage would be bounded by existing and new

7.00 CONCLUSION AND SUMMARY

7.01 This planning application seeks full approval for riding ménage with ancillary parking and storage area and extension to the existing indoor arena for use as a viewing gallery at land at Lower Stonehouse Farm in the rural settlement of Brown Edge. The development proposal takes into consideration the surrounding rural context and the adjacent Grade II Listed Buildings, proposing development which would not injure the visual quality of the site and its locality, nor the visual amenity of the Green Belt by virtue of its siting, materials or design. Also It would not materially detract from the high quality of landscape and would complement its surroundings well.

7.02 The proposal is not speculative but presented by the applicant's existing and successful riding school also located within land at Lower Stonehouse Farm.

7.03 It is considered that the proposal is in accordance with the principles of the operative local plan by protecting and enhancing the environment and the character of the countryside and the village. It is therefore respectfully requested that the proposal be granted full planning permission.

SECTION 2: DESIGN AND ACCESS STATEMENT

8.00 AMOUNT AND USE

8.01 This application seeks full permission for the construction of a riding ménage with ancillary car parking and storage area and extension to existing indoor area at land at Lower Stonehosue Farm, Brown Edge. The application site is located adjacent to the existing residential property, owned by the applicant and the existing riding school and stables.

8.02 The application site is located within the Green Belt and Special Landscape Area, as defined by the Proposals Map. Having demonstrated a need, in principle that need can be addressed in a Green Belt location, and providing that the siting is correct, the use it is considered would be appropriate.

8.03 In policy terms, PPG2 and LP Policy N2 state that essential facilities for outdoor sport and outdoor recreation, which preserve the openness of the Green Belt will not conflict with the purposes of including land in it. PPS7 states that horse riding and other equestrian activities are popular forms of recreation in the countryside and help to diversify rural economies.

8.04 The curtilage of Lower Stonehouse Farm is considered large enough, to accommodate the development as proposed and would allow the riding school to become more flexible and therefore would create a more sustainable long term future for the business.

9.00 LAYOUT

9.01 The site layout, as shown on drawing number LSF 4030/1, has been chosen as it enables the ménage to be adjacent to both the existing indoor and outdoor arena, as well as being tucked in close to the existing buildings, which provides for the whole extent of the applicant's site ownership (shown edged blue on the Ordnance Survey Location Plan) to maintain its spacious feel, retain landscape features and allow for non-engineered surfacing works to be kept to a minimum, this will allow for the development to functionally work well.

9.02 The viewing gallery would have to be located at the side of the existing indoor arena, which would allow parents etc to view from a safe place. A viewing gallery was originally attached to the indoor arena (but which was removed) and this proposal would be situated in the same position but of a slightly larger scale.

landscaping and therefore none of the five purposes of including land within the Green Belt (paragraph 5.18) are prejudiced.

11.04 The extension for the viewing gallery would be constructed of metal cladding in order to be consistent with the existing indoor riding school, as extant.

11.05 The car parking and storage area would be made up of grass reinforced mesh. However, the applicant would be willing to use an alternative surface if the local planning authority considered it more appropriate.

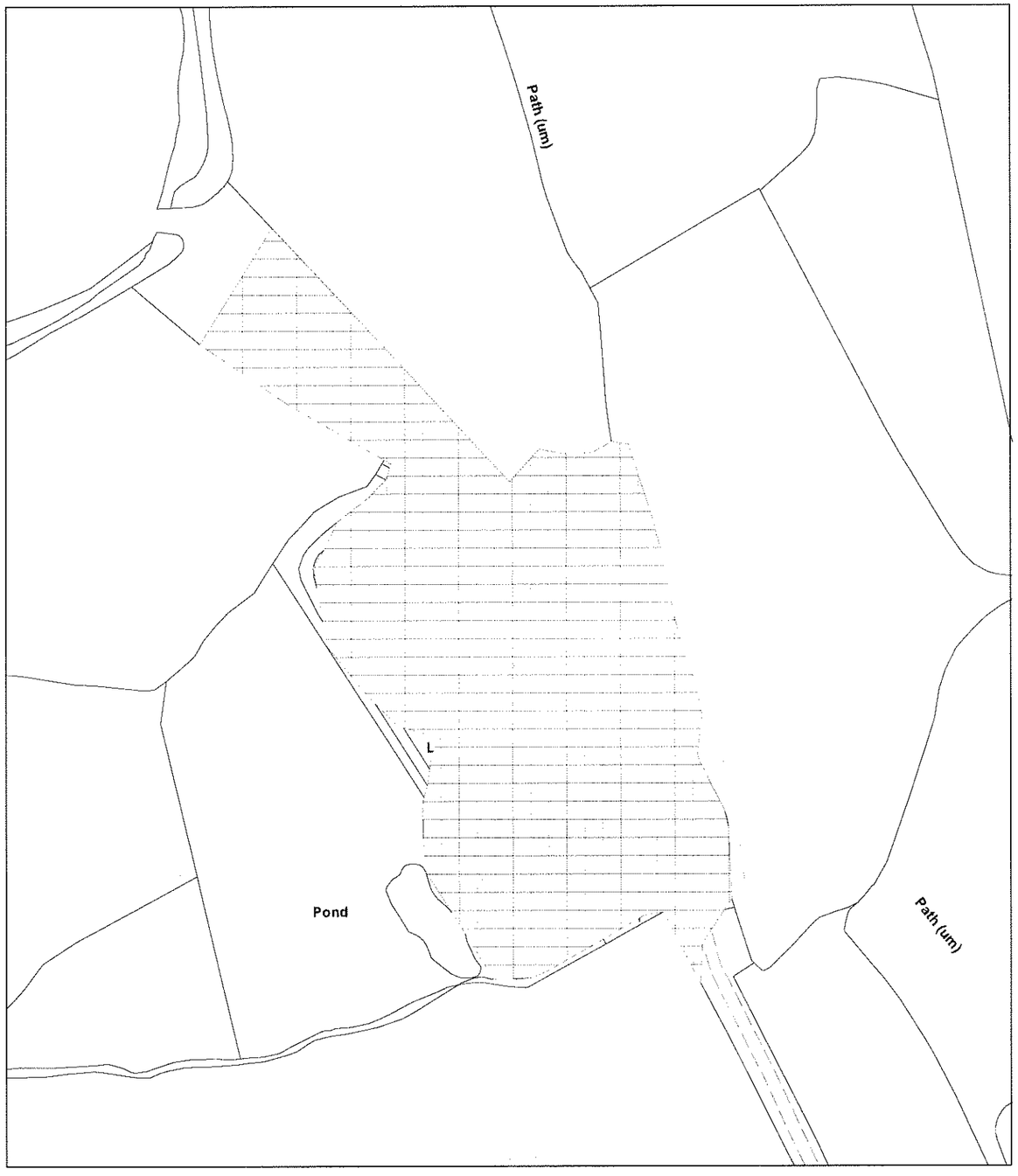
12.00 ACCESS

12.01 There is an existing access to the site from Lower Stonehouse Road, as shown on the Ordnance Survey Location Plan, which it is considered appropriate for the additional vehicles that will be associated with the use of the new facilities. As the access will remain as extant, it meets the necessary standards for visibility, parking and access including the provision for unloading and loading of horses and access onto the highway for both horses and vehicles. The proposal would not give rise to unacceptable nuisance, danger or increases in vehicle movements.

12.02 Within the proposal there is the need to provide an additional 10 car parking spaces, which would allow for safe and secure off road parking and would avoid causing any necessary obstruction to Lower Stonehouse Road to the detriment of highway safety.

12.03 Access to the riding ménage will be level, which will allow for the facilities to be accessible to the disabled, who currently use the riding school twice a week.

Reference:	08/00248/FUL Brown Edge



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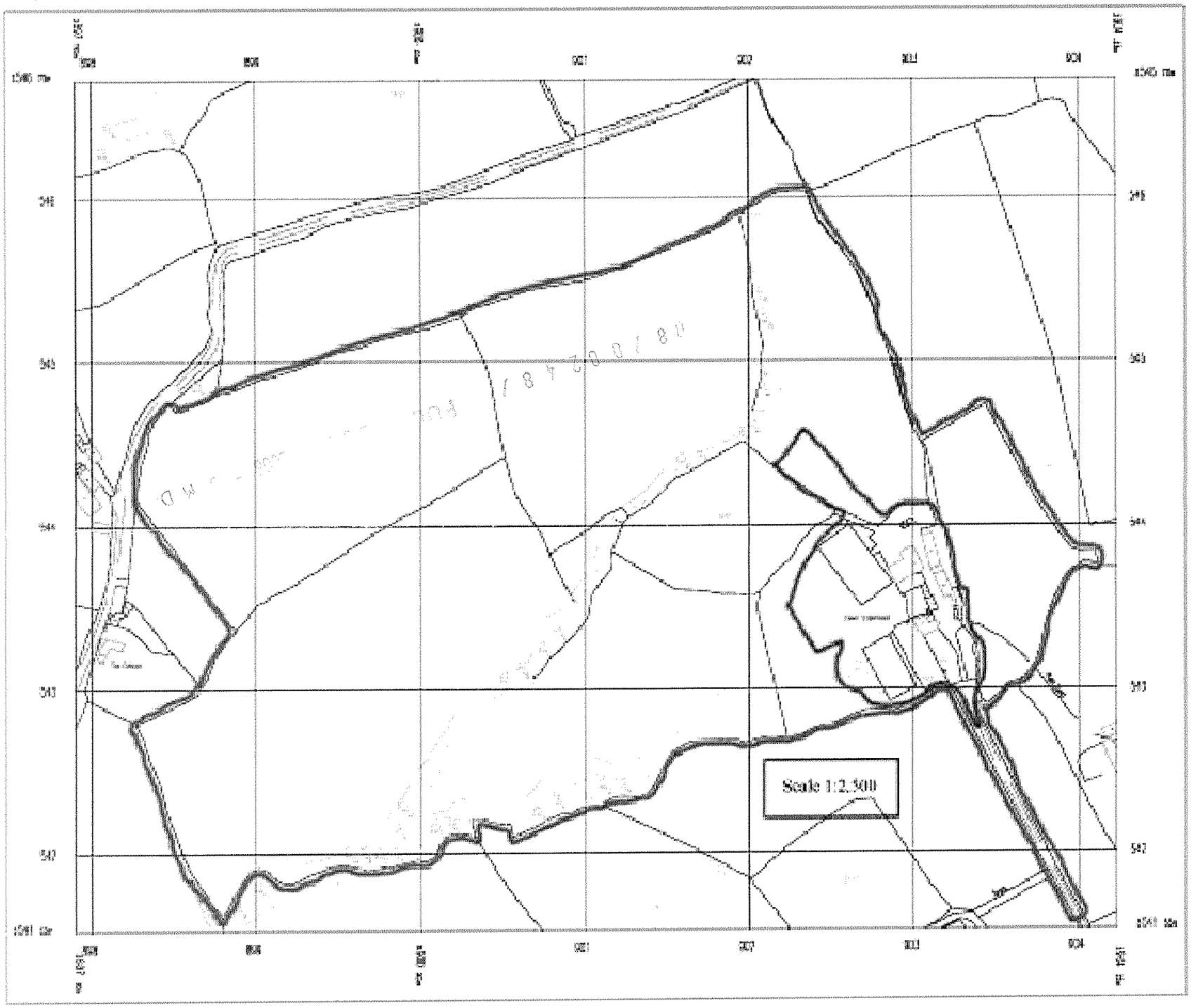
Organisation	Not Set
Department	Not Set
Comments	Not Set

Ordnance Survey
Superplan Data

Option 1

Site-centred



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Metres

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National Grid: exact reference on centre of this Superplan: [illegible]

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Heights are given in metres above Datum.

The alignment of numbers is approximate.

Centre Coordinates: [illegible]

Supplied by: [illegible]

Serial Number: [illegible]

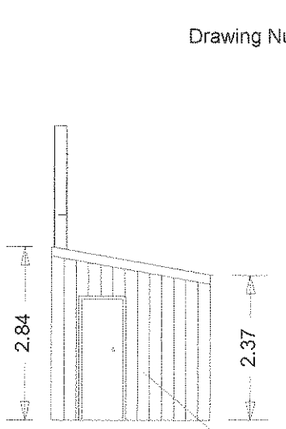
LOWER STONEHOUSE FARM
BROWN EDGE

8 JANUARY 2008

Drawing Number LSF Arena Gallery New/1

NEW VIEWING GALLERY

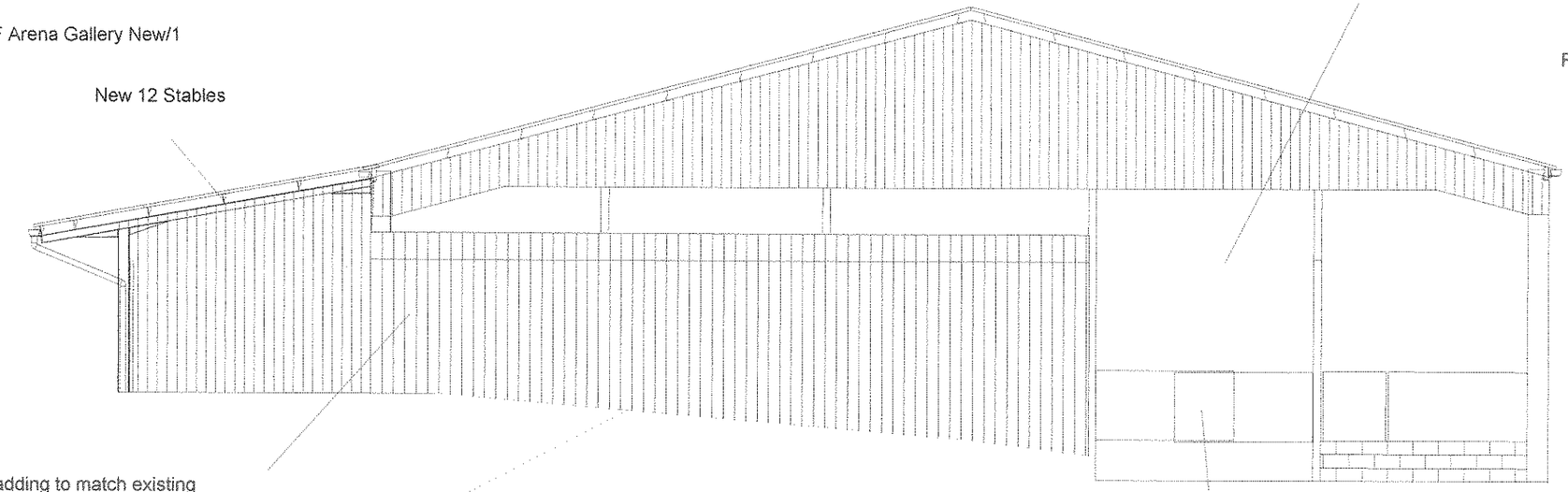
Proposed new work in red

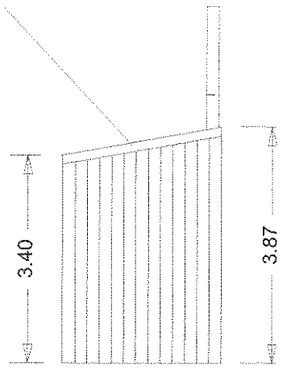


New 12 Stables

Existing covered arena

Roof sheets of coated steel
colour to match cladding





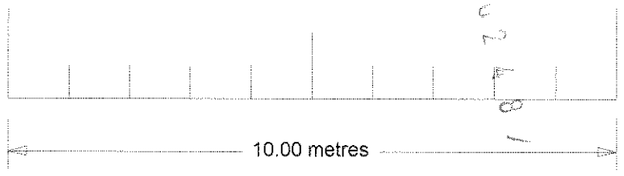
Cladding to match existing

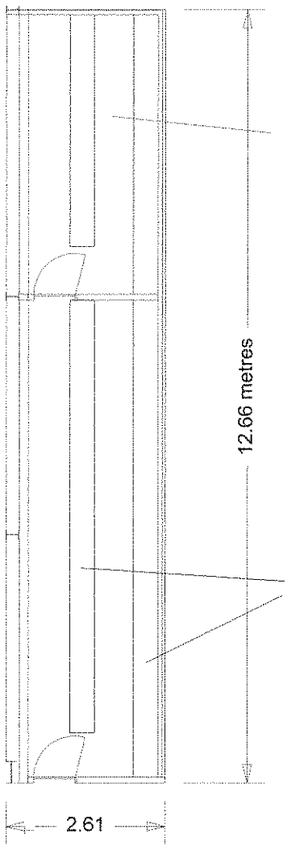
Existing ground level

VIEW FROM OUTSIDE BUILDING

Existing entrance
to Arena

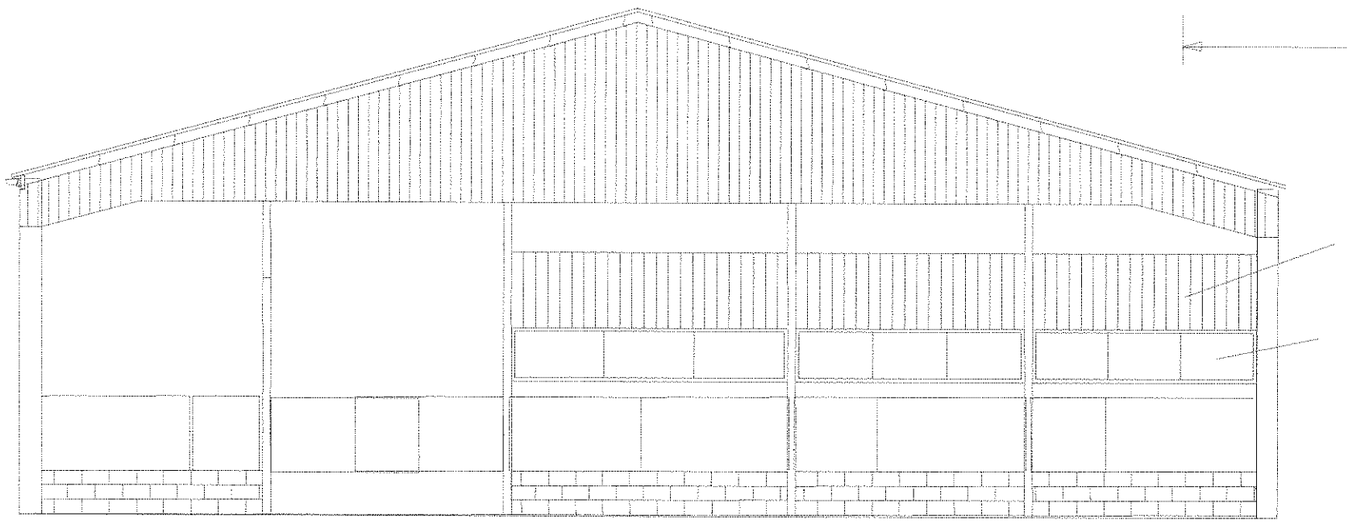
Scale: 1:100





Judge's Box

Benches in blue



Cladding to match existing

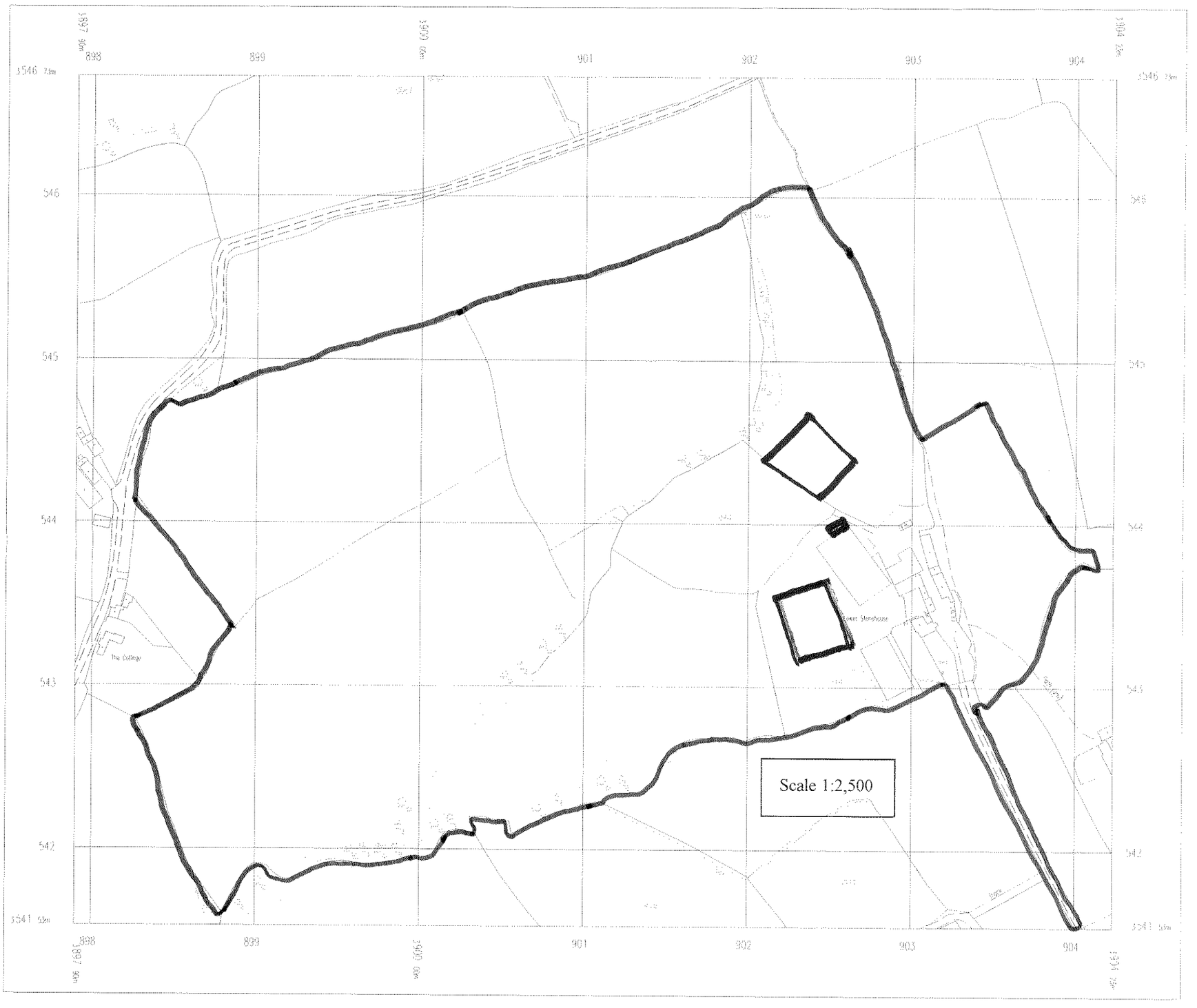
Sliding Glass windows

VIEW FROM INSIDE EXISTING ARENA

Ordnance Survey ®
Superplan Data ®

Option 1

Site-centred



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20 0 20 40 60 80 100
Metres

This product contains data surveyed at one or more of the following scales: 1/1250, 1/2500 & 1/10000.

National Grid sheet reference of centre of this Superplan: SJ8054

The representation of a road, track or path is no evidence of a right of way.

Heights are given in metres above Datum.

The alignment of tunnels is approximate.

Centre Coordinates: 380108 354415
Supplied by: Meridian Map Services (1
Serial Number: 242859