

# Design & Access Statement

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## PROPOSED STABLES AND OUTDOOR RIDING ARENA

Land West of Stainborough Fold Farm,  
Stainborough Fold, Hood Green. S75 3HQ.

RPS Design Group

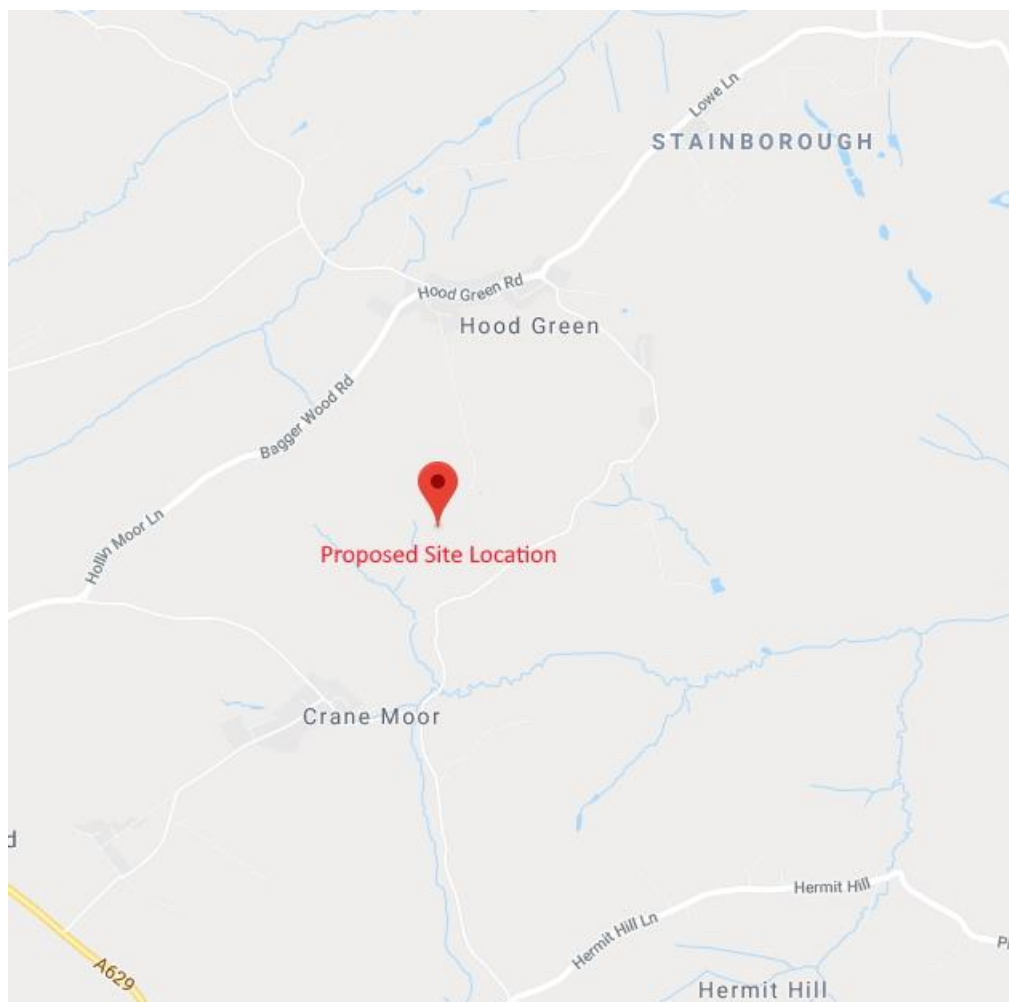
Proposed Stables and Outdoor Riding Arena  
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## 1.0 INTRODUCTION

- 1.1 This document has been prepared in support of the Detailed Planning Application for the Proposed Stables and Outdoor Riding Arena at Stainborough Fold Farm, Hood Green on behalf of the applicant Alison Rowell.
- 1.2 The purpose of this document is to provide an overview of the existing site together with issues affecting the design of the proposed equestrian facilities.



***The proposed site at Stainborough Fold is located approximately 600m South of Hood Green and 850m North of Crane Moor.***

1.3 The proposals will see the erection of a private stables within a recessed area of the site currently used as a stoned-up storage area as well as the construction of an all-weather riding arena.

1.4 A number of plans and documents have been submitted in support of this detailed application including;

- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Proposed Stable Plans and Elevations
- Existing and Proposed Site Sections

## **2.0 SITE AND AREA APPRAISAL**

2.1 The proposed site lies to the West of Stainborough Fold Farm (the applicant's dwelling) on land currently in use as open storage/equestrian turn-out.

2.2 Site topography falls gently from North West to South East and comprises open grazing land bounded by mature hedgerow to the North and South with a private stoned-up track forming the Eastern edge of the site.

2.3 The existing access track connects via Greno View to the village of Hood Green to the North.

2.4 The closest neighbouring properties to the site include Stainborough Fold Farm and South Barn both of which are under the applicant's ownership. Other neighbouring properties include 1 & 2 Stainborough Fold and Lower Stainborough Fold Cottage.

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- 2.5 The nearest residential property to the site is around 60m away separated by mature trees.
- 2.6 Towards the end of the private access track is a recessed stoned-up storage/yard area which has been chosen as the preferred location for the proposed stable building, this area is well screened by mature vegetation and close to the applicant's dwelling/site access.



***Site of Proposed Stable Building (top). View North with location of Proposed Riding Arena left of picture (bottom)***



### **3.0 DEVELOPMENT PROPOSALS**

The proposed development can be summarised as follows;

- Erection of a timber framed stable building.
- Groundworks to provide an all-weather outdoor riding surface surrounded by timber post and rail fence.

- 3.1 It is proposed that a timber framed stable building be constructed to the South of the site. The stables will accommodate 6no. horses all of which are within the applicant's ownership together with ancillary storage areas for tack, feed and hay.
- 3.2 The proposed stables have been designed around a traditional courtyard configuration with direct access to the existing stoned-up track.
- 3.3 The stable building will be slightly recessed at access track level with mature trees and hedgerow separating the stable building from neighbouring properties to the East and South.
- 3.4 The position of the proposed stable building has been specifically chosen to reduce visual impact of the new building on the surrounding landscape. The stables are also well located for access purposes and within walking distance of the applicants dwelling.
- 3.5 The proposed outdoor riding arena has been located directly North of the proposed stables. This facility will allow horses to be regularly exercised regardless of weather conditions improving the welfare of horses stabled on site.
- 3.6 The outdoor riding arena will consist of an all-weather equestrian surface, most likely a mix of natural sand and fibres, surrounded by timber post and rail fencing.

- 3.7 Access to the arena will be via an elevated track which runs parallel to the stable building. This track extends to meet the existing site access track and will be used as a parking area for the applicant's horsebox.
- 3.8 In order to create a level arena surface the site will be subject to a roughly equal measure of cut/fill with the perimeter of the arena being formed by gently sloping grass banks at a typical gradient of 1 in 2.
- 3.9 No trees or hedgerows will be affected by the proposed works.
- 3.10 There are no proposals for external lighting under this application.
- 3.11 The proposed equestrian facilities will be used solely by the applicant and horses within the applicant's ownership. The proposed facilities will therefore be in private use and the applicant would be willing to have use of the facility conditioned to ensure this remains the case.

#### **4.0 ACCESS ISSUES**

- 4.1 Access to the proposed site will be via the existing stoned-up track which connects the site with Hood Green and the public highway to the North.
- 4.2 There are no proposals to alter or replace the existing vehicular and pedestrian access to the site.
- 4.3 It is not anticipated that these proposals will affect the number or type of vehicles visiting site as the land is already within equestrian use.
- 4.4 The proposed scheme has been designed to allow a horsebox to turn within the site close to the stable building. Pedestrian, vehicular access and parking arrangements associated with neighbouring dwellings will remain unaffected by the works.

## **5.0 SUMMARY**

- 5.1 This document has been prepared in support of the Detailed Planning Application for the proposed stables and outdoor riding arena at Stainborough Fold Farm, Hood Green on behalf of the applicant Alison Rowell.
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- 5.2 It is proposed that a new stable building and all-weather riding arena be constructed on land close to the applicant's dwelling.
- 5.3 The proposed equestrian facilities will be in private use on land which is already used for equestrian purposes.
- 5.4 Access to the proposed stables will be via an existing access track with turning and parking for the applicant's horsebox included as part of the scheme.
- 5.5 There are no proposals for external lighting and no trees or hedgerows will be affected by the works.
- 5.6 Vehicular and pedestrian access to neighbouring properties will remain unaffected.
- 5.7 It is considered that this application will have limited impact on the site as a whole and will provide the applicant with modest scale equestrian facilities, improving the welfare of horses kept at the site.