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DCLG CIRCULAR 01/2006

DESIGN AND ACCESS STATEMENT

APPLICATION FOR USE OF LAND FOR EQUESTRIAN PURPOSES (PRIVATE USE) WITH THE CONSTRUCTION OF A MÉNAGE IN ASSOCIATION WITH EXISTING STABLES (PRIVATE USE)

CAT HILL HALL, CAT HILL, HOYLANDSWAINE, SHEFFIELD

MR WILLIAM BUCK

AUGUST 2014

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Introduction

This Design and Access Statement is submitted in support of the abovementioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice contained in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement.

This application seeks planning permission for construction of a ménage in associated with the existing stables for private us at Cat Hill Hall, Cat Hill.

This Design and Access Statement should be read in conjunction with the submitted Planning Statement which deals with planning policy and the issues in more detail.

a) Site Assessment

The site assessment is set out in the Planning Support Statement.

b) Involvement

The applicant has engaged the services of a Chartered Town Planner and Chartered Land Surveyor in drafting up this scheme.

There are no direct neighbours to the site.

Brief discussions have been undertaken with the Council's planning officer, Matthew Smith, at pre-application stage.

c) Evaluation

It was recognised that owing to the site's location within the curtilage of a Grade II* Listed Building, the Green Belt and an Area of Borough Landscape Value, care would need to be taken to ensure the proposed ménage has minimal impact. It is considered that:-

(i) The proposal is within a rural location where equestrian uses are common, with numerous equestrian facilities in close proximity and is, therefore, not out of place;
(ii) The use of the site for equestrian purposes has been established on the site since the grant of permission by the Council in 1988 for

stables (LPA Ref: 88/0062/PU/LB); and

(iii) In determining the location of the ménage, it was ensured that the most appropriate location on the site was used, which benefits from existing mature vegetation to screen the ménage from both the Listed Building and the wider landscape. The existing vegetation will be retained.

As a consequence:

(a) There will be no adverse impact upon the Green Belt;
(b) There is no harm to the setting of nearby Grade II* Listed Building; and
(c) It is considered there will be no adverse impact upon the Area of Borough Landscape Value

d) Planning Policies.

This issue is dealt with in the accompanying Planning Statement.

ii) The Scheme

Full details of the scheme are set out in the attached planning statement.

iii) Design and Access Justification.

a) Use, Amount and Layout of Development.

The use of the land is wholly appropriate and the equestrian use of the site is well established. Furthermore, in this area there are a number of equestrian facilities nearby. The proposed ménage will be utilised in connection with the property's existing stables for private equestrian use.

b) Scale, Appearance and Landscaping

Full details are set out in the accompanying planning statement. The scale is appropriate for the amount of land and the appearance has been carefully considered and is appropriate to this location. The site is screened by existing landscaping which will be maintained and is in a separate location benefiting from differing levels.

c) Other Issues.

This is a private small scale equestrian use which is wholly appropriate in the Green Belt and this development is ancillary to the equestrian use which is strong established.