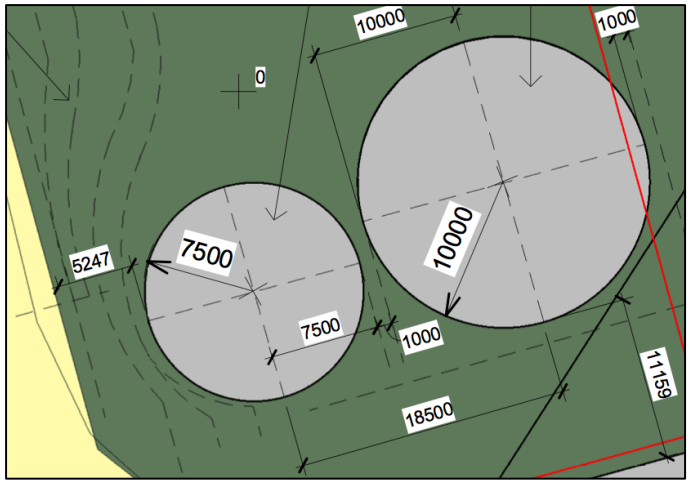
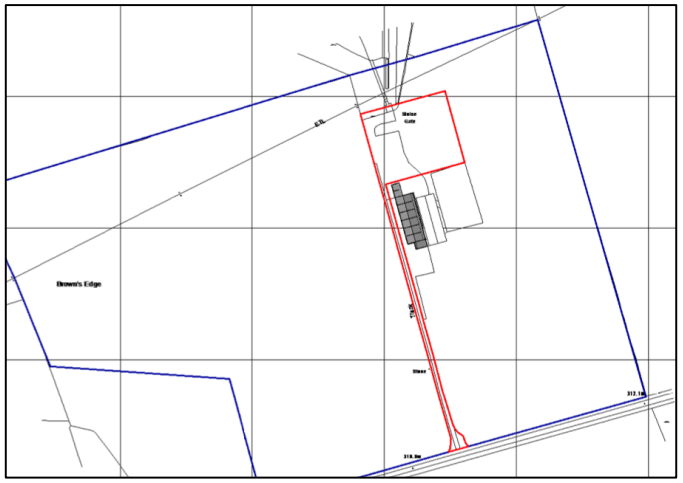




Broadstone Farm, Browns Edge Road

Design & Access Statement

September 2014

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1.0 Introduction

This Design and Access Statement is submitted to support a full application for the erection of a horse walker and lunge pen at Broadstone Farm, Browns Edge Road. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2001 and advice set out in DCLG Circular 01/2006. It meets the requirements of 'The Town and Country Planning (Development Management Procedure) (England) Order 2010' and the guidance provided in 'Design and Access Statements How to Write, Read and Use Them' CABE 2006.



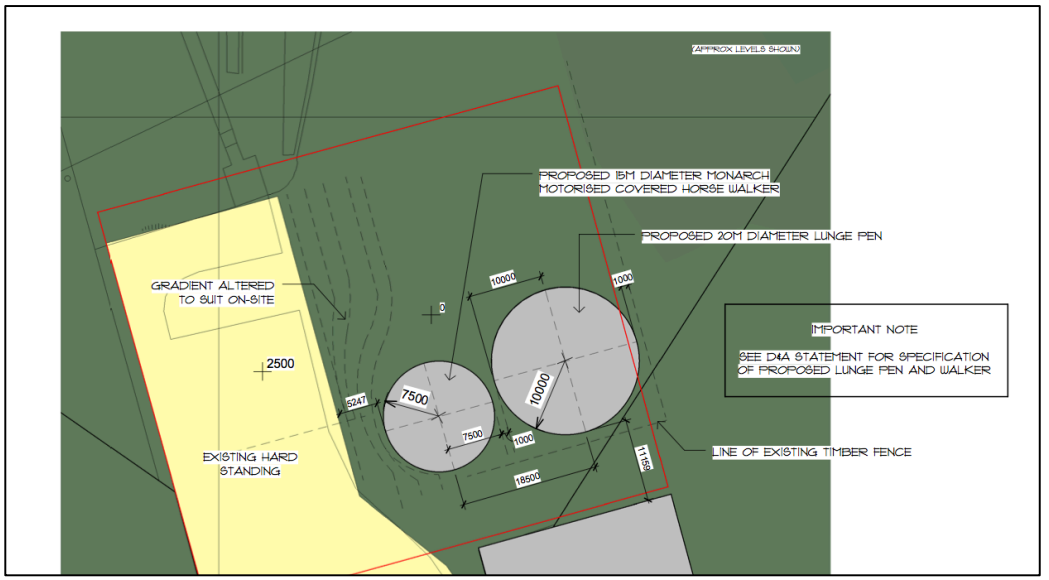
The application is supported by the following:

- Full plans and details
- Design and Access Statement

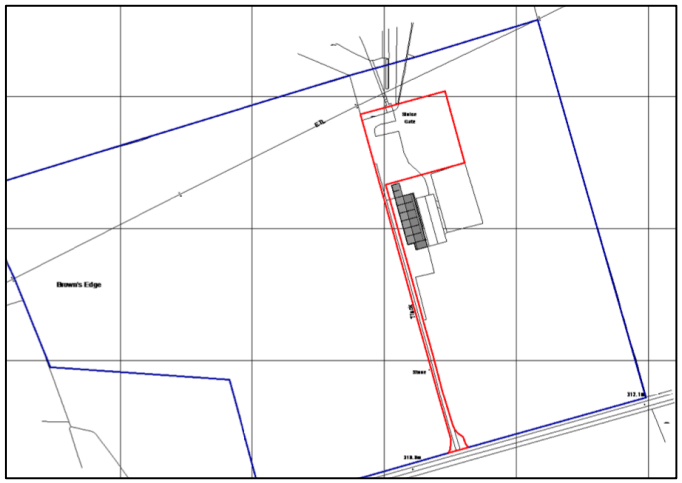
2.0 The Application Site

The application seeks consent for the erection of a lunge pen and covered horse walker at the existing livery, stud yard.

The application is submitted to support the development of the growing stud farm and livery business on site.



Proposed Horse Walker and Lunge Pen



Site Location Plan

3.0 Development Proposal

The proposed development includes the erection of a 15m diameter covered horse walker and a 20m diameter lunging pen (to be constructed as pictured). These are proposed to enhance the existing facilities on site and further develop the growing stud and livery business.

It is considered that there is an identified need for both the lunge pen and horse walker to improve the welfare of the horses on site, especially during the winter months when the grazing paddocks are waterlogged and the horses are housed in stables 24 hours per day.

It is considered that the covered horse walker will enable all year round exercise for horses, even if there was heavy snowfall/ice and riding was not an option.

The lunge pen will provide a secure all weather lunging area, whereby horses are exercised on long reins, with or without a rider. Lunge pens are also used as all weather turn out areas to let the horses free for a short length of time if field conditions are not adequate to turn out.

The most important factor for the lunge pen proposals, is to enable a safe environment for the young horses being bred and produced through the stud arm of the existing business to be backed and broken safely. This is the process of getting the tack along with the rider on a horse for the first time, which takes place during the first few months of a horses ridden career and it can be a dangerous and timely procedure.

Both of these facilities are considered necessary to provide much needed benefits to the management of the yard on a day to day basis, with specific benefits in the colder winter months, when prevailing weather can cause significant difficulty given the location of the site.

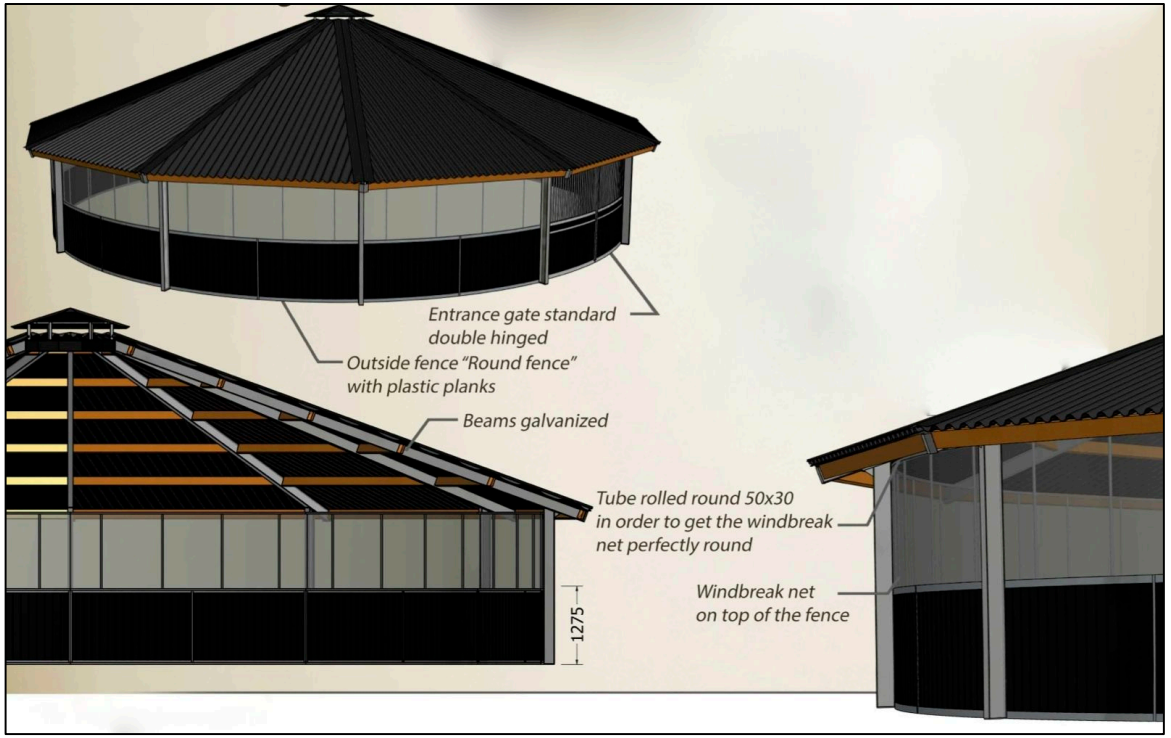


Proposed Horse Walker



Proposed Lunge Pen





Proposed Horse Walker

A state-of-the-art stud farm/breeding programme business operates with respect to the level of facilities that are required, and the day-to-day activities that would take place. The applicant seeks to breed, train and maintain the best possible mares and foals to achieve sporting excellence, and at present possesses 11 horses of this quality.

The applicant has represented Great Britain twice at European Championship level and is looking to develop a business which will provide the opportunity to breed and maintain horses of this calibre for the future. The applicant states that if these high standards are to be maintained then similarly high standards of training, breeding and stabling facilities need to be provided within a single site.

It is the applicant's intention to provide a financial stability to the breeding programme through the provision of a start-of-the-art livery service. The proposed application is considered paramount to the delivery of these exemplar facilities, especially given the prevailing weather conditions at the site and its wind swept location.

4.0 CABE Considerations

Use

The principle of development is established by way of the current land use on site. The proposed location of the horse walker and lunge pen is well thought out in relation to existing infrastructure on site and is ideally located to facilitate management and everyday uses, whilst also being located at a sheltered part of the site. It is considered that the proposals are paramount to providing the exemplar facilities the business needs to develop.

Amount

The application seeks consent for a horse walker and lunge pen. The proposed is considered to be in keeping in size with the existing infrastructure and designed to suit the uses it is intended for.

Scale

The overall scale and massing of the proposed reflects the nature and character of the existing site and the use of the site. The proposals are not considered to the overbearing or have a detrimental impact on the surrounding area and countryside.

Landscaping

The site at present is in use as a livery yard. Landscaping will be implemented to enhance the visual impact of the proposals and provide screening and character.

Access

Safe, level and well lit access is provided for vehicles and pedestrians along the existing site access off Brown Edge Road.

Appearance

The appearance of the proposals have been carefully considered to reflect the character and appearance of the locality. The materials used will reflect the nature and character of the site, to create a uniformity between the existing and proposed. It is proposed that the lunge pen will be erected from timber which will be treated to protect the wood whilst also provide a darker stained wood which is less intrusive on the landscape.

The horse walker will be constructed out of plastic dark wood effect material, which will ensure that the two work well together as well as part of the wider site.