

Design and Access Statement

Location: Land Off Ladyroyd Road, Silkstone Common, S75 4SF

Proposal: 20m x 40m wood fibre chipped horse exercise area for private domestic use only

Design Statement:

Use –

Existing – Shielded and protected open paddock which is unlevel, overgrown and currently not constructively used, the land has poor drainage and therefore more unusable during the winter months.

Proposed –

The application is for a manege for personal use on which to train horses for dressage at a competition standard. The area will be finished in post and rail fencing, have a suitable riding surface of chipped woodfibre and with a suitable drainage base to remove surface water to a soakaway, the proposal replaces one permeable surface with another.

No floodlighting is proposed.

Amount –

The application is for one manege 20m wide and 40m in length

Layout –

It is considered that the position of the manege is appropriate within the setting, is shielded by the existing stable block and with no closely neighbouring properties. The location next to the stables shows it complements the existing facilities on site.

Scale –

The scale of the manege is considered appropriate for personal use to train the horses to a competitive standard in dressage.

The perimeter fence of the arena will consist of:

150mm x 75mm x 2100mm Fence Posts @ 1800mm Centres

3 x 85mm x 38mm Rails @ 300mm Centres

2 x 250mm x 25mm Base Kickboards

Access will be through a 3600mm 5 bar gate

Landscaping –

With the exception of topsoil and grass, no vegetation or planting will be affected by the construction of the arena and therefore no landscaping is proposed within the application. The topsoil removed will be used to grade in the surrounding areas of the arena to provide a seamless link between the fence line and the external grazing land, all areas in this process will be reseeded.

Appearance –

It is considered the appearance of the manege does not have a detrimental effect on the surrounding area, it is of considerable distance from the highway and not visible from the main road or from any public footpaths.

Access Statement –

There will be no increase in traffic movements as the manege is for personal use and therefore considered the existing access is adequate for this development and the highway design and layout are adequate for vehicle access.

How access will be achieved –

Access to the site will be by the existing access off Ladyroyd Road

National Planning Policy –

Planning Policy Statement 7: Sustainable Development in Rural Areas states planning authorities should ensure that the quality and character of the wider countryside is protected and, where possible, enhanced. Equine related development should be suitably and appropriately located.