

Design & Access Statement. March 2009.

In respect of planning application by Mr & Mrs Hepworth, for the erection of 11 stables upon land off South Lane, Cawthorne. (Agent David Cook).

This is a retrospective application for the provision of the 11 stables, constructed in wood and in three blocks.

The proposal is to reduce the existing 12 stable to 11.

Given that the location of the stables are to the East of a large hedge, the impact upon the visual amenity is minimal.

The use of the 20 acres of land remains agricultural, in that the utilisation of the grass will be to provide grazing for the horses and other farm animals. The stables are essential to provide shelter during adverse weather conditions.

The dark brown colour of the wooden structures blends sympathetically with the surrounding environment.

Previous planning applications have failed mainly on the inadequate access from South Lane, at the corner of the highway adjacent to Elmherst Farm. This particular access is now not used by the applicants. The current access is at a point nearer Cawthorne, which allows excellent lengthy sight lines on the highway in both directions.