Design & Access Statement

Concerning

Proposed Construction of Arena / Menage
At

Bellground House
Sheffield Road
Hoyland
Barnsley
S74 0DY

Prepared by;
P.K.Limb (Owner of the property)

Background

Bellground House sits in approximately 2.25 acres of land accessed via a private lane to the north west of Sheffield Road.
We have existing stabling on site for our horses. For additional grazing we currently rent an adjacent field from the Fitzwilliam estates.
Recently my wife was involved in a minor accident when she was knocked off her horse whilst crossing Sheffield road. Thankfully there was no serious damage done, this incident however has undermined my wife's confidence in hacking out on the roads and made us very concerned about letting our daughter take the horses out in traffic. This somewhat restricts the amount of hacking available to us without encountering a busy road.

It is with this in mind that we are seeking permission to be able to construct an arena on our land to be able to exercise and school our own horses safely.

Design & access considerations

The proposed development will not be visible by any of our neighbours and is not visible from the road.

The proposed location for the arena is screened from the house by the existing conifer hedge. In addition, the existing conifer hedge adjacent to the private access track will screen the arena from that aspect.

The native hedge to the north east of the development will not be impacted on by this project and this will serve to screen the area from that aspect.

We have considered the impact of the proposal on the surrounding neighbours and countryside.

Consideration has been given to the design and proposed materials to be used for the development.

The construction of the arena is in accordance with traditional design and established methods.

No consideration for disabled use or access for disabled persons is to be considered in this particular case.

It is considered that there will be no impact on the local road network usage and access to the site as a consequence of this development

The scale

The works will involve stripping back the land to sub soil level, the displaced material will be spread on to our land adjacent to the development and re-seeded and made good. Land drainage will be laid in four evenly spaced channels across the area and channelled in to a soak away adjacent to the arena. The cross section of the build up of the arena and materials to be used is outlined in the enclosed drawing.
The paddock in which the arena is to be constructed is presently enclosed by a Post and rail fence to the South western side, this will be removed and the post and rail fence around the arena will be used to make the arena safe and secure. This will have the effect of opening some of the area adjacent to the arena up thus making it more appealing to the eye.

Summary

I consider that the proposed development will allow us to have a safe area to exercise and school our horses.
There is no impact on our neighbours as a consequence of this development and the sitting of the arena and materials chosen will have no detrimental effect on the appearance of the property or the surrounding countryside.

I feel I have considered all aspects of this development and feel it is acceptable to be granted planning permission.

P K Limb