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DESIGN AND ACCESS STATEMENT

DETAILED PLANNING APPLICATION FOR CONSTRUCTION OF 4NO STABLES, TACK ROOM AND EQUESTRIAN STORAGE (PRIVATE USE) CAT HILL HALL, CAT HILL, HOYLANDSWAINE, SHEFFIELD

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Introduction

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Town and Country Planning Act 2004 (Development Management Procedure) (England) (Amendment) (Order) 2013 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE Publication "Design and Access Statements".

This application seeks detailed planning permission for the construction of 4no stables, a tack room and equestrian storage for private use at Cat Hill Hall, Cat Hill, Hoylandswaine.

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; and the Statement of Significance which provides objective analysis on the impact of the proposal on the Statutory Heritage Asset (the Listed Building).

i) Introduction

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 Architect in drafting up this scheme.

There are no direct neighbours to the site.

c) Evaluation

It was recognised that owing to the site's location adjacent to the curtilage of a Grade II* Listed Building within the Green Belt and an Area of Borough Landscape Value, care would need to be taken to ensure the proposed stables have minimal harmful 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 in terms of the character of the area and the Green Belt;

(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 stables, it is considered that adjacent to the ménage is appropriate and will ensure minimal visual impact, 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 visual amenity of 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 as the equestrian use of the site is well established. Furthermore, in this area there are a number of equestrian facilities nearby. The proposed stables will be utilised in connection with the property's existing use for private equestrian purposes.

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.