Planning Application – John & Rebecca Anderson

Design and Access Statement

Replace stable block and create new access to field

Our field has an ancient field shelter, but this is in a state of disrepair and is visually unattractive. More importantly it can provide shelter for only one pony and we need stabling for 3 ponies, especially for shelter during the winter weather.

We are seeking permission to demolish the old, unsightly, pony shelter and build a new stable block on the same site with 3 stables and a straw / hay storage / tack room. This would be built and erected by Withington Hill, a company with an excellent record of building quality equestrian buildings. The stables would be built on a concrete base – erected on a single course of bricks and made of stained timber to blend in with its rural surroundings. The timber is Vac treated and comes with a 20 year guarantee against rot and insect attack. The roof is black Onduline, attractive and hard wearing. The stables would have a small concrete yard to the front, bordered by post and rail fencing and solar panels to provide power for lighting.

Currently we have to park daily adjacent to the shelter on South Lane, a busy road with fast moving traffic, but this is just below a bend in the road making it hazardous to other traffic. Similarly when we have to bring the horse trailer onto the field for loading / unloading, we have to use a smaller gate into the field 100m down the lane. This necessitates blocking the road while opening / shutting the gate and driving into the field means the vehicles carrying mud from the field onto Cooper Lane. To facilitate new access to the stables with a 4x4 and horsebox we apply to create a new gateway to the field off Cooper Lane, opposite the stables with inward opening gate, recessed to provide parking space so as not to impede traffic on Cooper Lane and a hardcore drive to the stables with parking space for a horsebox beside the stables. Cooper Lane has far less traffic and the pull in parking space (requested by Highways and Engineering) would make frequent visits to the field much safer for all concerned. Similarly the hard core track across the field with turning point would facilitate parking the horsebox by the stables (with appropriate security measures) and enable the horsebox to be turned without driving on the grass, preventing mud from the field to be carried on to Cooper Lane. This proposal has been provisionally approved by Highways and Engineering and the conditions they have stipulated will be adhered to.

We believe the proposed development would enhance the appearance of the field, facilitate the proper welfare and care for the ponies and improve the health and safety of all when transporting the ponies in the horsebox and using trailers to transport hay / straw etc, without any detrimental impact on other road users or nearby residents.

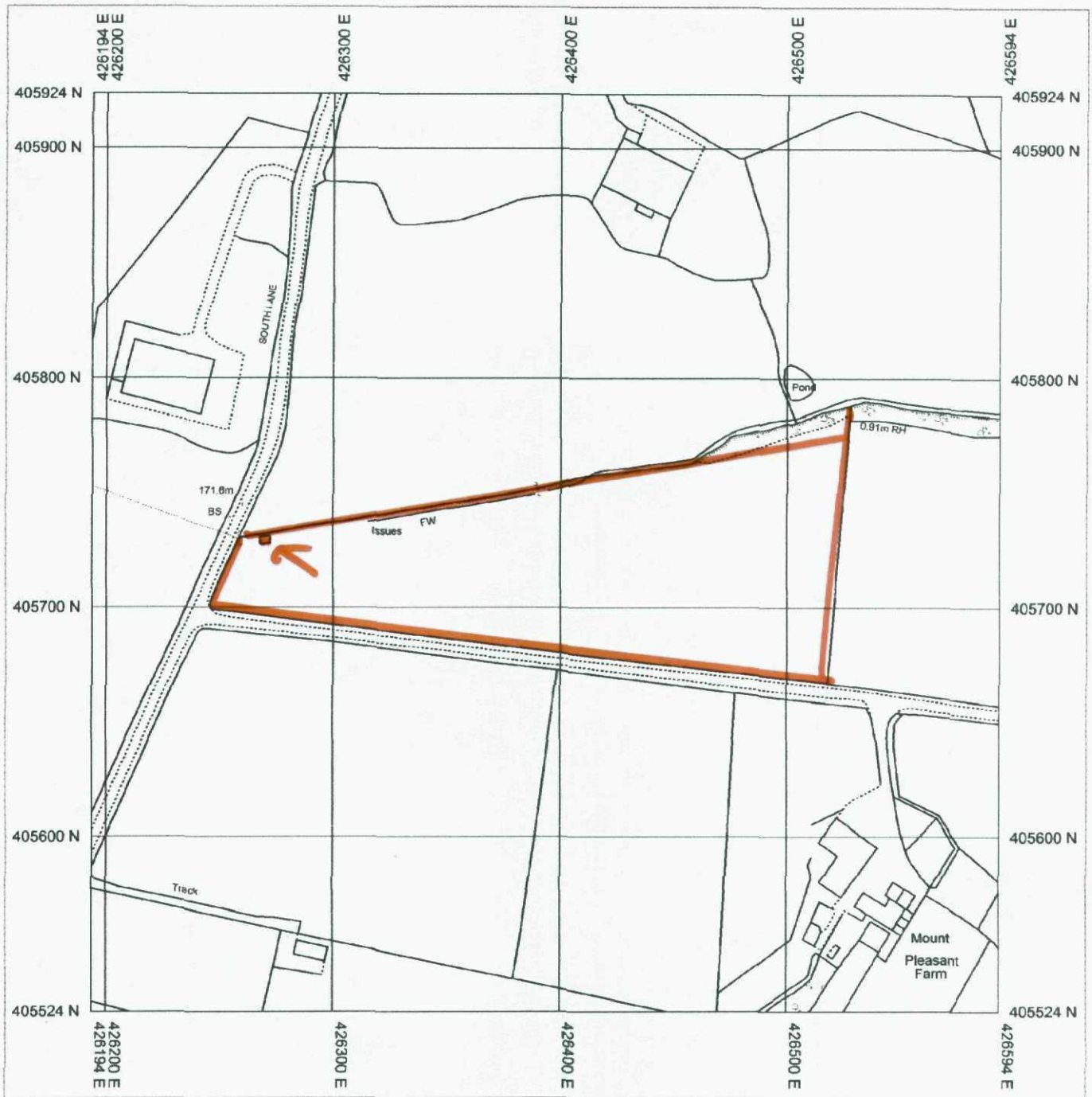
We submit the plans for your approval.

John Anderson

Rebecca Anderson

Mapping sourced from Ordnance Survey

Location Map



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The representation of features as lines is no evidence of a property boundary.

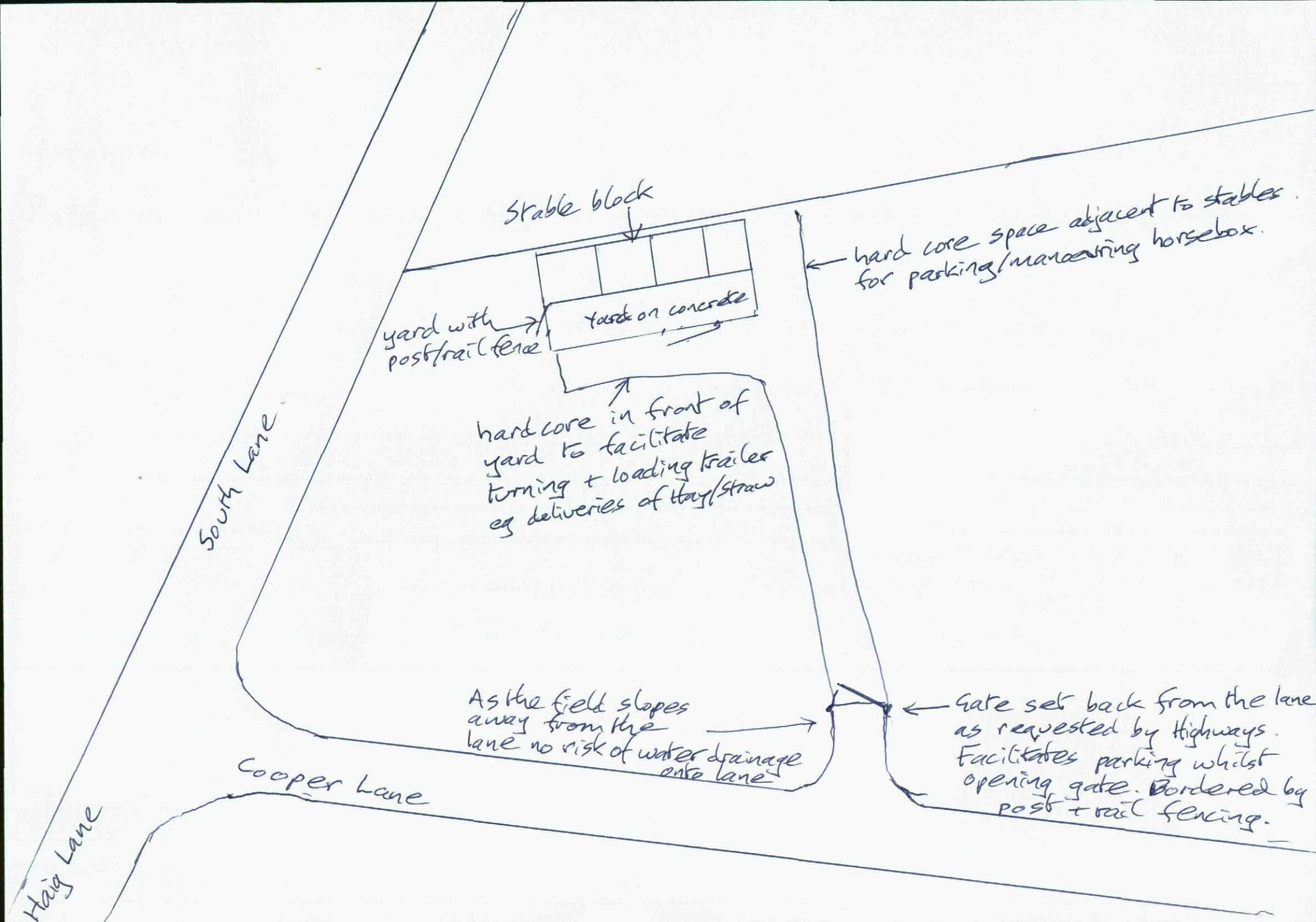
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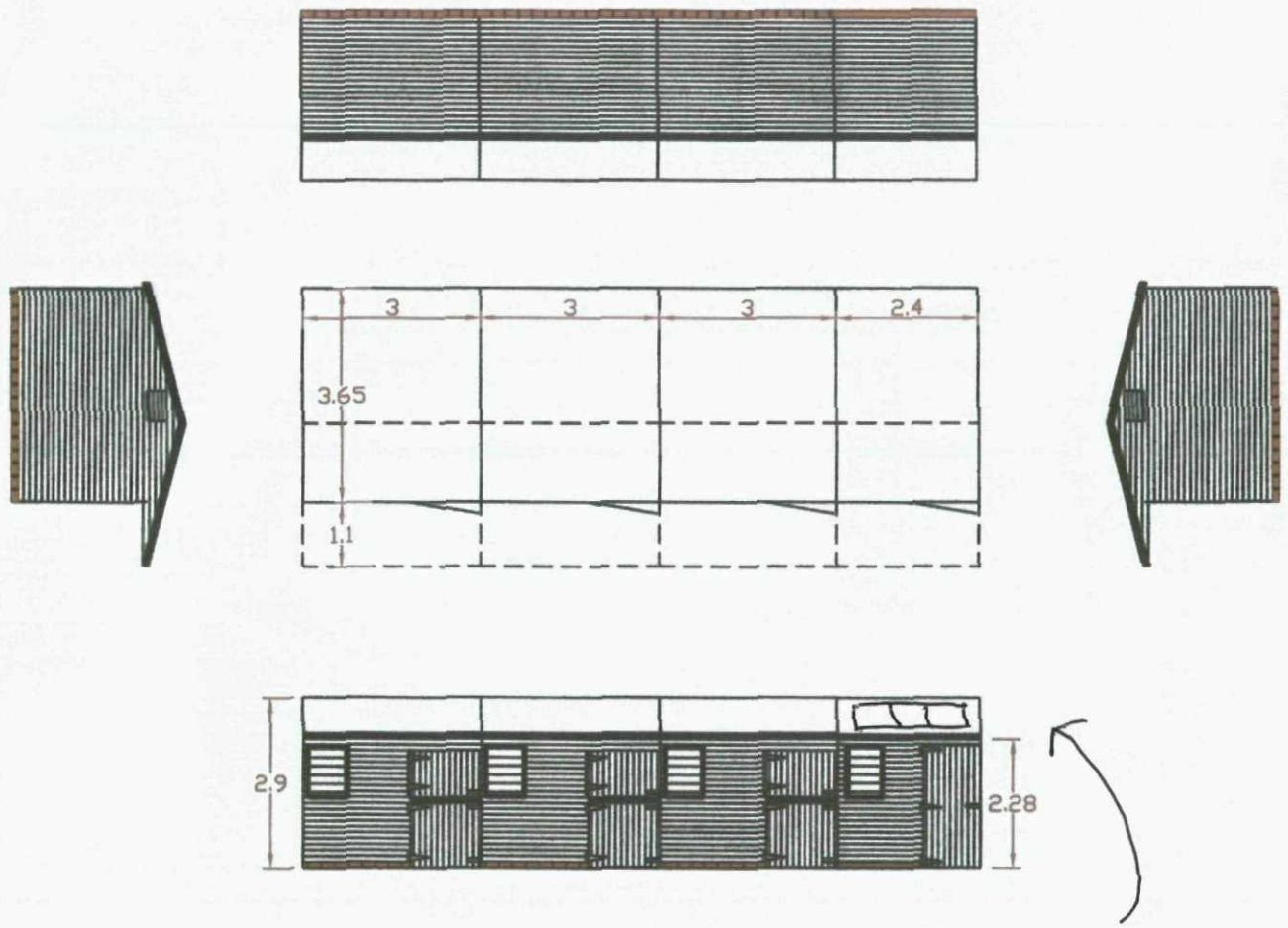
Scale 1:2500

Supplied By: Orchard

Serial number: 001059608

Plot Centre Coordinates: 426394, 405724


Stable block
hard core space adjacent to stables for parking/manoeuvring horsebox.
yard with post/rail fence
Yard on concrete
hard core in front of yard to facilitate turning + loading trailer eg deliveries of hay/straw
South Lane
As the field slopes away from the lane no risk of water drainage onto lane
Gate set back from the lane as requested by Highways. Facilitates parking whilst opening gate. Bordered by post + rail fencing.
Cooper Lane
Haig Lane



Solar Panels to be fitted to front right roof elevation to provide power for lighting

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Title

Mr &Mrs
Anderson

Specification

All to our Premier range see brochure.
Buildings to be assembled onto a concrete base, nominal thickness 100mm cast to slight fall forwards for self drainage, and onto one course of brickwork to be infilled following assembly.

NTS

Date 5/7/2012