

DESIGN AND ACCESS STATEMENT

Proposal: Erection of American barn style Stable Block, and change of use of land to form outdoor riding arena

Site Address: Kitchens, Cross Lane, Talbot Bridge, Balshall Eaves, Clitheroe BB7 3NA

The Site

1. Areal image of the site showing location.



2. The site is located on Cross Lane, Talbot Bridge, near Bashall Eaves. It is in the Forest of Bowland AONB
3. The site is a parcel of 8 of agricultural land, owned by the applicant

Proposed Development

4. This application proposes to erect a purpose-built stable block, in an American Barn structure which would provide 6 individual stables, one tack room, and a feed/bedding storage area. Separate to the stable block there is a riding ménage will be finished with an all-weather surface and a telegraph pole laid on the earth as the boundary treatment. The ménage will measure 20 metres in width and 60 metres in length. There is no lighting proposed on the riding ménage.
5. The stables and ménage will be for private use, the applicant currently has 6 horses which are on various livery stables.
6. The proposed new development will allow the applicant to operate in a sustainable manner. The remainder of the land will be used for grazing and making haylage. existing field drain network. Manure from the stables will be stored at the site in a sealed metal trailer and removed by a local farmer for distribution on the land as fertiliser in the normal manner

7. The site benefits from a well-made existing access and sufficient parking and turning space for horse wagons/horse boxes.

PLANNING POLICY

The development plan and the NPPF are relevant policy considerations as set out below.

6.1 The National Planning Policy Framework (excerpts)

The NPPF states that there should be a presumption in favour of sustainable development, that proposals in accordance with the development plan should be approved without delay and where the development plan is absent, silent or relevant policies are out of date, grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or when specific policies in this framework indicate development should be restricted.

Ribble Valley policy ENV 2 is relevant as this site is in the AONB

The proposal is in accord with the policy in that it is for outdoor pursuit and leisure, and respects the rural character of the area, with the proposed building looking like a traditional agricultural building, closely linked to the applicant's house and with mature screening on the northern side.

Amount

8. The proposed development comprises of a 6-stable block in an American Barn timber structure, including a tack room and ancillary storage and will create a functioning stable yard. There is also a riding ménage proposed on the land adjacent the stables.
9. The height to eaves of the stables is 3 metres (to allow a tractor and trailer loaded with hay bales to access) with an overall finished ridge height of 4.4 metres.
10. The internal floorspace created in the stable building will be 167.6 square metres.

Scale

11. The proposed new development is commensurate in size to the needs of the type of horses currently owned by the applicant.

Landscaping

12. The applicant does not proposed any new landscaping as there is a mature tree lined road to the north of the site, which provides effective screening.

13. Appearance

14. The proposed appearance of the building will conform with the character and appearance of buildings within the rural setting.

The proposed building will be constructed from the following materials:-

ROOF:- black profile 6 cement fibre sheeting with GRP roof lights

WALLS:- dark stained horizontal timber

DOORS: Timber dark stained Doors

Riding Ménage: Will be finished with an all-weather sand surface and will have a boundary treatment of a half-submerged telegraph pole.

Access

15. Access will be gained via the existing private access off Cross Lane. It is proposed to make tyre track access only with compacted hard core, allowing grass to grow through the centre and indeed the actual tracks. The hard standing is also to be compacted hard core

16. Summary

The proposed development contains a relatively low-key traditional rural building that would not appear visually intrusive in the landscape.

The existing access is considered suitable to meet the needs of the use and has good visibility in both directions. The design of the building is considered to be appropriate for the rural location given that it reflects the traditional form and design of rural buildings in the area.

It is submitted that the development would not conflict with relevant planning policy and planning conditions could be imposed if necessary