

Design & Access Statement

Retention of unlawful stable block for private equestrian use

Land South of Old Langho Road
Brockhall Village, Old Langho,

BB6 8AW
Mr Gary Jones

Outline Description of the Application

The proposed development is for: retention of a stable for private equestrian use

Site

The site is in the open countryside area, adjacent Old Langho Road, and is a 9.5 acre plot

Background & Reason for Application

The applicant is applying to retain a stable block for private equestrian use

The Stable building will offer two stables and a tack room, for the applicants two horses which are currently kept on the land

Scale

The size of the land holding is 9.5 acres with the stable block being 22 sqm. There are two stables within the building, and one tack room. The applicant keeps two horses on the land

Access

Access will be gained via a hardcore entrance off Old Langho Road for the purposes of feed delivery and muck removal.

No impacts are predicted on the network of public roads or rights of way during the operation of this building.

Visual Impact

The design of the building (stable block) is in keeping with surrounding agricultural/equine buildings in and around the area. The scale of the building is appropriate for its use and location within the site,

Conclusion

The approval of this application will provide essential facilities for this private equestrian enterprise. The surrounding landscape is that of established farmland, and the new building will not cause any significant visual impacts.

The building does not adversely affect the integrity, character and value of the local landscape.