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John Pallisters Chartered Surveyors

Design & Access Statement

Moorstones Barn Farm, Tosside

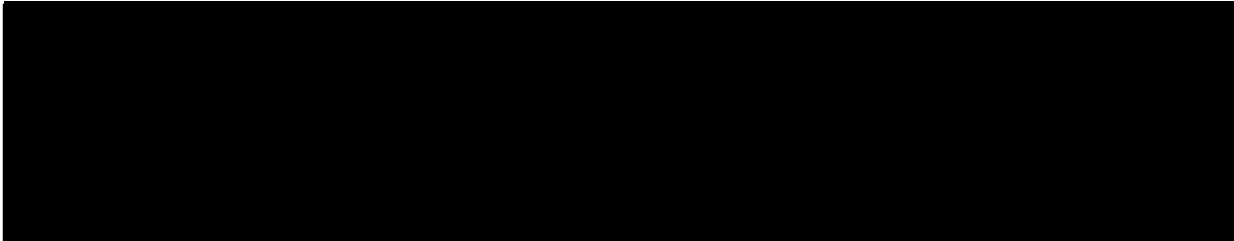
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Planning Statement

RE: Full Planning Application for an Outdoor Riding Arena at Moorstones Barn Farm, Tosside

The application relates to a 20m x 40m outdoor riding arena for private use at Moorstones Barn.

Background



Site & Location

The application location comprises 16 acres of grassland with a general purpose building and stables and lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The proposed site lies to the North East of the farmhouse and adjacent to the existing building and stables allowing for effective integration within the current setting, and has been chosen for its accessibility, and private situation, the development will not be overlooked by any other property.

Access

Access to the site would be taken from the existing property entrance off Knotts Lane and through the yard. A private equestrian facility would reduce the necessity for the applicants to transport horses several times a week and would therefore reduce large vehicles along Knotts Lane. Access to the proposed arena is to be taken through a 12ft timber gateway opposite the existing building.



*Existing access to
Moorstones Barn off
Knotts Lane*

Design



A site and location plan has been provided with this application, the footprint of the proposed arena measures a total of 800m² which is an appropriate size for the proposed use and in line with similar private facilities in the area. The outdoor riding school is to be secured to the perimeter with a timber post and rail fence standing 1.4m above the riding surface and of the same colour and material of the existing fencing on the property, allowing for

coherence throughout. The proposed surface will be Premium Eco Excel silica sand and fibre (as shown by the example above), over drainage channels leading to a natural soak away to prevent water logging on the site. Proposed external alterations will be minimal in order to be sympathetic towards the local designations, there is existing hardcore apron to the front of the building which would adjoin to the outdoor arena.

Impact

There is minimal impact to the local landscape character or natural beauty of the area as a result of these proposals, the applicants have been considerate towards the AONB, and are carrying out environmental works to improve the holding such as hedge planting and stone wall restoration prior to submitting the proposals. There will be no increased traffic flow to the site as the outdoor riding arena is for private use only, and in order to minimise light pollution in the area and be considerate towards neighbours, the applicants

propose battery powered temporary flood lights as an alternative to permanent lighting, which will be removed when not in use. This will limit the height of the development to that of the perimeter fence and make it unnoticeable from the lane, causing minimal impact on the surrounding countryside.

In summary, the proposed plans will have no detrimental effect on the surrounding area. The plans are in line with current planning policy and would reduce the need for regular vehicle use whilst providing the applicants with somewhere secure to safely exercise their horses at home.



