Design & Access Statement to accompany a planning proposal for the creation of independent access and a driveway at Ravensroost Stables.

Introduction

This Design & Access statement accompanies an application for the creation of independent access and a driveway at Ravensroost Stables, SN16 9RJ. This statement has been written to meet the requirements of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

Ravensroost Stables is an equestrian property incorporating a stable block, an arena and 6.8 acres of paddocks. Access is by way of a single driveway (shared with a neighbouring property, currently used for the training of dogs) which currently affords inadequate entry, exit, parking and turning for the combined vehicle use.

Originally a single property for which the existing driveway was considered adequate, Ravensroost Stables was divided in 2021 and later sold as two separate properties with shared vehicle access; which has proven problematic when co-ordinating safe vehicle movements.

Application is now therefore made to create a separate road access and driveway to ensure swift independent ingress and egress; thereby reducing the risk of vehicles using the properties being held at the gate, resulting in blocked mutual access and obstruction of the highway. Independent control of the gates would also allow for greater equine and canine security respectively.

The owners of the neighbouring property have proposed that we sell them the existing driveway to facilitate the transition.

Design & Access *(please refer to Site Plan and Location Plan attached)*

The new driveway and turning area will be constructed of a Type 2 aggregate sub-base with membrane and gravel surface, enabling good stability and drainage. An entrance gate will be located 12 metres from the road, providing safe off-road space for our 7.5. ton horse lorry to be held, pending gate opening and closing.

Ravensroost Road has no kerb and is bordered by a grass verge. It is proposed that the newly constructed driveway will extend to the roadside, with a rainwater gully inserted to deal with any surface water.

Conclusion & Summary of Benefits

The proposed development will greatly improve safety of vehicle movements in relation to the two affected properties with no adverse impact on the environment. The construction will be of the highest quality, aesthetically pleasing and in keeping with the rural nature of the area.