Design and Access Statement

Planning application for Stables
and Associated Groundwork.
At The Old Quarry
Velley Hill
Gastard SN13 9PU

On behalf of:
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Site overview

The application relates to land at the above address, the site area is located to the north of the land holding. There is currently stabling for two horses and associated staorage on site. The wider property consists parking, offices and storage, an all-weather riding arena and circa 2.5 acres of grazing. The site is designated as agricultural grazing.

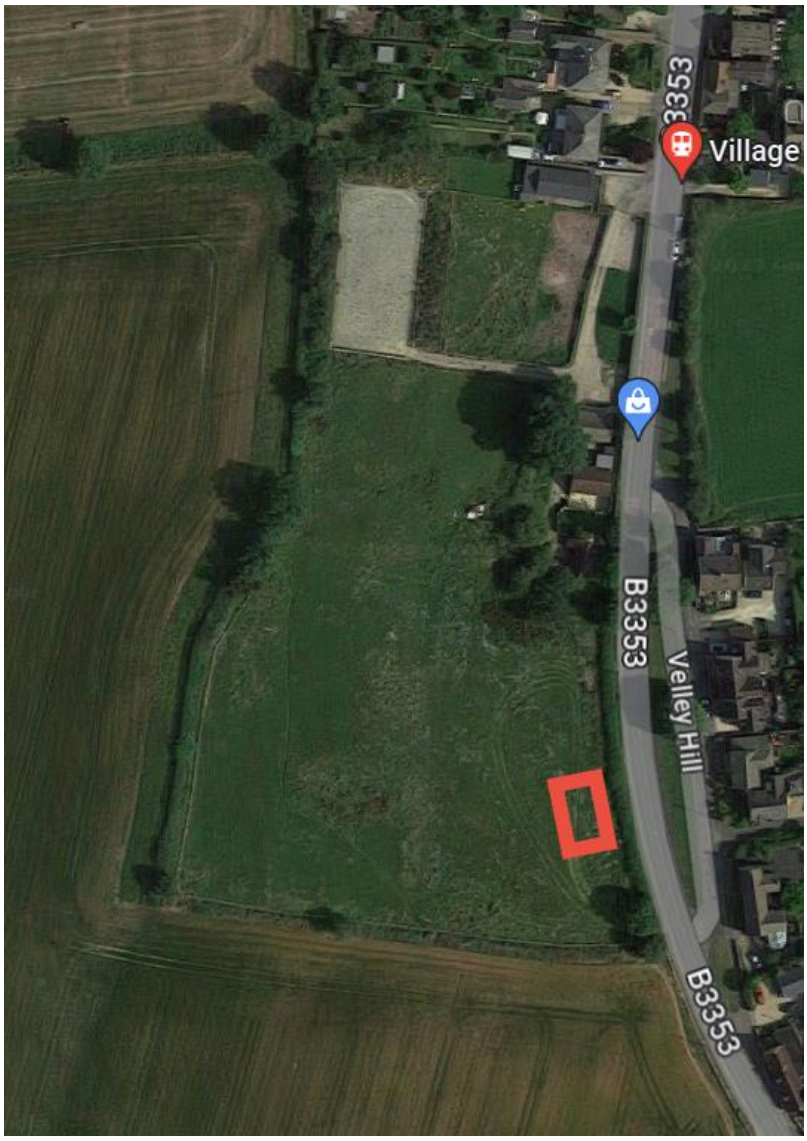

Fig 1. Aerial photograph of the site (not to scale).

Project overview

We propose to construct a purpose built area of stables commensurate with the needs of the applicant and the available grazing. This will consist of two stables and a store for equestrian paraphernalia. There will be a trailer used for the storage and disposal of manure. There will be an area of hardstanding created but no access track. There is an existing dilapidated building used for stabling, this will remain but left unused for the time being. Apart from being of unsuitable size, design and construction, the building is a constant source of vermin. This situation has become untenable.



Fig 2. Similar building for illustrative purposes

Use

The buildings will be used exclusively by the applicants for personal use at no time shall it be used in connection with equestrian tuition or leisure rides.

Character

We have kept the appearance as traditional as possible so as not to look incongruous in this rural location. The walls will be timber shiplap with a Tanalith finish which is very natural in colour and blends well generally.
The roof is proposed to be green corrugated onduline, these design elements will blend well with the rural surroundings and make the roof line less visible above the hedge line.

Environmental Sustainability

JWS the supplier of the timber building solely sources their timber from responsible and sustainable resources. Suppliers of their timber are members of the Timber Trade Federation and are signed up to The Environmental Code of Practice. Run off of water from the roof will be stored in a water butt for reuse.

Landscaping

The proposed stables will occupy an area which is already well-screened by tall hedges, the necessary cut-and-fill excavation is the only landscaping is proposed.

Biodiversity

There is no loss of hedgerow or trees and the land being used is regularly grazed and topped. For these reasons we do not expect any significant loss of habitat etc. To show a net gain in habitat bat and bird boxes will be added. They will be mounted as close as possible to 3m high to avoid predation. A bat box will be installed on the southern/western elevation and a bird box will be installed on the northern/eastern elevation. Both will to be clear of vegetation in order to provide sufficient flight paths. Any lighting installed will be internal and will not impact on hedge habitat.
This proposed development project does not lie within any Special Protection Areas.
This proposed development project does not lie within any Special Areas of Conservation.
This proposed development project does not lie within any Sites of Special Scientific Interest.

The proposed development project is within 10km of these Site(s) of Special Scientific Interest (the proximity to the site(s) is shown in brackets):

Corsham Railway Cutting (2.2km)Box Mine (4.1km)Colerne Park And Monk's Wood (5.6km)Spye Park (5.8km)Honeybrook Farm (5.9km)West Yatton Down (8.1km)Dank's Down And Truckle Hill (8.3km)Rack Hill (8.5km)Kellaways - West Tytherton, River Avon (8.6km)Seend Cleeve Quarry (8.6km)Brown's Folly (8.8km)Inwood, Warleigh (8.8km)Seend Ironstone Quarry And Road Cutting (8.8km)Bencroft Hill Meadows (9.2km)Out Woods (9.3km)Gripwood Quarry (9.9km

Access

Access will be made via the existing gateway to The Old Quarry and not the field gate to the North. The car park at The Old Quarry will be used for visits by a veterinarian, delivery of feed and bedding, and of course daily site visits as required.
The field gate to the north has not been chosen as the current regular access via The Old Quarry is proven to allow safe access and egress, and allows for turning of vehicles. This access has no drainage issues and has a tarmac bell-mouth which allows vehicles to pull safely off the highway. For these reasons there are no revisions planned to the access.
There are public rights of way within the field but these are not expected to be impacted by the proposal.



Fig 3. Access

Movement

The access is currently used for welfare visits, feed and bedding deliveries and visits by a vet and farrier. These visits are in line with the lawful use of The Old Quarry access. As no additional animals will be kept at the site and increase in road use is not anticipated.

Assessment

This application seeks to comply with all relevant planning policies, it is well thought out and uses all possible existing resources to maximise its sustainability.

Conclusion

There is no loss of habitat or amenity either in the local or wider area and that any impact on the character of the surrounding landscape has been lessened and mitigated where possible. The buildings are of a scale commensurate with the use, landholding and needs of the applicant. The buildings are well designed and we hope this is an acceptable proposal.