



DESIGN AND ACCESS STATEMENT

Proposed Stable Block
The Orchard, Wood Street, Clyffe Pypard, Wiltshire, SN4 7PZ

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the erection of a modest private stable block at The Orchard, Wood Street, Clyffe Pypard, Wiltshire, SN4 7PZ.

The proposal relates to an established private residential and equestrian site which already accommodates equestrian facilities including existing stabling, grazing land and a riding arena. The proposed development seeks to provide additional stable accommodation together with a small store and covered area in a form that is proportionate, visually contained and appropriate to its rural surroundings.

The proposal has been carefully designed to reflect the established character of the site and surrounding area whilst remaining modest in scale and functional in appearance.

The proposal has also been informed by the applicant's personal circumstances and functional equestrian requirements. The applicant is disabled [REDACTED] with horse ownership forming an important part of her ongoing physical rehabilitation and wellbeing. The proposed stable accommodation has therefore been designed to provide a safer, more practical and manageable arrangement in connection with the private keeping of horses at the site.

The existing stables on the site are modest in size and are not considered suitable for the applicant's larger horse or for the day-to-day practical requirements associated with the applicant's condition. The proposal therefore seeks to provide appropriately sized stable accommodation together with associated covered areas and storage facilities positioned in close proximity to the stables to assist with daily equestrian management activities.

The covered external area has also been incorporated to provide a safe and accessible space for grooming, veterinary and farrier visits, particularly during periods of poor weather, whilst reducing the need to handle horses within confined enclosed spaces. The proposal has consequently been designed not only as a modest and proportionate form of private equestrian development, but also as a functional arrangement tailored to the applicant's mobility and accessibility needs.

2. Site and Surroundings

The site forms part of The Orchard, a private residential property located on Wood Street, Clyffe Pypard. The application site lies adjacent to the existing dwelling and established equestrian facilities accessed via the existing driveway.

The wider site currently comprises areas of modified grassland, permeable stone surfacing, grazing land and an existing riding arena. Existing stable buildings are already present within the wider site and the surrounding character is distinctly rural and equestrian in nature.

The proposed stable block would be positioned adjacent to the existing equestrian facilities and arena, ensuring the development remains visually associated with the established built form on the site.

The site is not located within a Conservation Area and there are no nearby listed buildings that would be affected by the proposal. The site also lies outside the North Wessex Downs National Landscape designation and is not located within an area identified as being at risk from fluvial flooding.

3. Existing Use

The site is currently used for private residential and equestrian purposes. Existing facilities include grazing land, a riding arena, stable structures, parking and turning areas and associated equestrian infrastructure.

The proposal would support the continued private keeping of horses at the site. No commercial equestrian activity is proposed.

The stable blocks would accommodate three horses in connection with the private use of the site by the applicant.

4. The Proposal

Planning permission is sought for the erection of a modest timber stable block as an addition to the existing equestrian facilities already present on the site. The existing stables would be retained and would continue to be used for equestrian purposes, together with the storage of machinery, tools and associated equipment required for the ongoing management of the site.

The proposed development comprises a modest timber stable block incorporating one corner box, one loose box, a secure store and a covered external area for day-to-day equestrian use. The proposal also includes associated hardstanding, a manure clamp and soft landscaping works. The development has been designed as a functional and proportionate addition to the established equestrian use of the site.

The proposed building would be timber framed and constructed upon a concrete slab foundation. The stable block has been designed with a simple and functional form appropriate to its equestrian

use. The structure would incorporate horizontal shiplap timber wall cladding, onduline roof sheeting, exposed timber posts and braces, and open covered elements characteristic of traditional rural equestrian development. The proposed materials have been selected to ensure the building maintains a simple and functional agricultural appearance appropriate to its setting. The proposed building measures approximately 11.3 metres in length with a low-profile roof form and modest overall scale.

No external lighting is proposed as part of the development, except for bulkhead fittings under the roof canopy. No washdown area is proposed, and there would be no alterations to the existing site access arrangements.

The proposal also includes a modest manure clamp positioned adjacent to the stable building for the temporary storage of manure arising from the private equestrian use of the site. Manure would be managed in accordance with normal equestrian practices and removed from the site regularly by an appropriate contractor in order to prevent excessive accumulation. No burning of manure or waste materials would take place on site. The scale of the arrangement is modest and proportionate to the level of equestrian activity proposed and is not expected to give rise to unacceptable impacts in relation to visual amenity, odour or environmental health.

5. Design Principles

The design approach has sought to ensure the development remains subservient, functional and appropriate to its established rural setting. The proposed stable building is from the same manufacturer as the existing, with a similar style and palette.

The stable block adopts a simple agricultural and equestrian appearance using traditional and muted materials commonly associated with private stable development in rural areas.

The building has intentionally been designed with a low ridge height, simple roof profile, timber cladding and an open covered frontage in order to minimise visual prominence and maintain a rural equestrian character appropriate to the surrounding area.

The proposed siting adjacent to existing equestrian facilities ensures the development appears as part of an established grouping rather than isolated development within the countryside.

The development would therefore integrate appropriately within the existing site layout and wider character of the area.

6. Landscape and Visual Impact

The proposal would not result in unacceptable landscape or visual impacts.

The proposed stable block would be viewed in the context of the existing equestrian development on the site, including the riding arena, associated grazing land and areas of existing hardstanding. The proposal would therefore relate closely to the established character and function of the site, whilst also reflecting the wider pattern of surrounding rural and agricultural land uses.

The building would remain closely associated with the existing dwelling and established equestrian facilities and would not appear visually intrusive within the wider landscape.

The proposal includes the planting of two native trees adjacent to the riding arena, as shown on drawing P2. The planting is intended to provide soft landscape enhancement to the southern part of the site and further integrate the development into its established rural and equestrian surroundings.

The proposal includes the planting of two native tree specimens with girths exceeding 300mm, to be positioned informally within the existing grassed area adjoining the arena. Final species selection would comprise appropriate native varieties suited to the rural character of the site. The planting would be undertaken during the first planting season following completion of the development. Trees would be protected using stakes and guards where necessary, with any failures within the first five years replaced on a like-for-like basis.

7. Access and Parking

The proposal would utilise the existing, lawful, established access arrangements serving the site.

No changes are proposed to the existing vehicular access, parking or turning arrangements.

The site already benefits from adequate access and parking provision associated with the existing residential and equestrian use.

Given the modest scale of the proposal and private nature of the use, the development would not result in any material impact upon highway safety or the local road network.

8. Ecology

The proposal relates to land already used for private equestrian purposes and positioned within an established managed site.

The development area comprises modified grassland and existing managed equestrian land with limited ecological value.

A pond is located to the east of the site area; however, this feature appears to function primarily as a catchment area for field and surface water drainage and is understood to remain dry for much of the year. The intervening grassland between the pond and the proposed development is regularly topped and subject to grazing pressure, resulting in limited ecological value and reduced suitability for species movement or shelter. More suitable ecological corridors and habitat features are present further to the east along established hedgerows and field boundaries, which are likely to provide more attractive routes and refuge opportunities for invertebrates, amphibians and small mammals. Given the ephemeral nature of the pond, its limited habitat quality, and the separation from the development area, significant ecological impacts are not anticipated. In particular, the pond is not considered to provide optimal habitat for great crested newts, and no evidence has been identified to indicate their likely presence within the site or surrounding immediately managed grassland.

There is no impact on, or removal of, trees or hedges.

The proposal includes additional native tree planting which would provide a modest enhancement to the ecological and landscape value of the site.

No external floodlighting is proposed, thereby avoiding unnecessary impacts upon nocturnal wildlife.

Overall, the proposal is considered to have no significant adverse ecological impacts.

9. Drainage

The proposal is modest in scale and located within an established equestrian site which already contains areas of permeable surfacing and associated equestrian infrastructure.

The development would incorporate a soakaway within the site to manage surface water runoff in a sustainable manner. Given the modest scale of the proposal, the predominantly permeable nature of the surrounding land, and the existing use of grazing and soft landscaped areas, a soakaway is considered an appropriate and proportionate drainage solution that would allow surface water to infiltrate naturally into the ground without materially increasing flood risk elsewhere.

The site is not located within Flood Zones 2 or 3.

10. Planning Policy Assessment

The proposal accords with the broad objectives of the National Planning Policy Framework (NPPF), which seeks to support sustainable rural development whilst promoting high quality and appropriate design.

The proposal also accords with the relevant policies of the Wiltshire Core Strategy, including:

Core Policy 57 – Ensuring High Quality Design and Place Shaping

The proposal represents a modest and appropriately designed form of equestrian development which responds positively to the existing character of the site and surrounding rural area.

The scale, appearance, materials and siting of the development are considered appropriate and visually contained.

Core Policy 51 – Landscape

The proposal would conserve the character of the local landscape through its modest scale, use of appropriate rural materials and containment within an established equestrian setting. Additional native tree planting would further soften and assimilate the development into the surrounding countryside over time.

The site lies outside the North Wessex Downs National Landscape designation.

Core Policy 52 – Green Infrastructure

The proposed native tree planting would provide a modest enhancement to the green infrastructure and landscape character of the site.

Core Policy 64 – Transport

The proposal would utilise the existing access arrangements and would not result in unacceptable impacts upon highway safety or capacity.

Overall, the proposal represents an appropriate and proportionate form of rural equestrian development.

11. Conclusion

The proposal seeks planning permission for a modest private stable block associated with an established residential and equestrian site at The Orchard, Wood Street, Clyffe Pypard.

The development has been carefully designed to reflect the established equestrian character of the site, whilst remaining visually contained within its surroundings. The use of appropriate rural materials further reinforces the agricultural and equestrian appearance of the proposal, ensuring that it integrates appropriately into the wider countryside without resulting in unacceptable impacts upon the surrounding area.

The proposal would not give rise to any significant adverse impacts in relation to landscape character, heritage assets, ecology, flood risk, residential amenity or highway safety. The development has been designed and positioned to integrate appropriately within the site and surrounding countryside, whilst remaining proportionate to the established equestrian use.

The proposal therefore represents sustainable and appropriate development which accords with the relevant provisions of the National Planning Policy Framework and the Wiltshire Core Strategy.

Accordingly, planning permission is respectfully requested.

12 Photomontage



Figure 1 Looking east towards site area.



Figure 2 Drainage feature/pond.



Figure 3 Looking east from site area.



Figure 4 Looking west at site area behind/southwest the existing stables