

PLANNING STATEMENT & DESIGN AND ACCESS STATEMENT

PROPOSED CHANGE OF USE OF LAND TO
EQUESTRIAN USE, PROPOSED MENAGE,
ASSOCIATED PARKING AND
THE ERECTION OF STABLES AND A HAYBARN

LAND OFF NUNEATON LANE
HIGHAM ON THE HILL

REF. 962-NLH-PDS (-)



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CONTENTS:

1.0	Introduction & Purpose	3
2.0	Planning Guides	3
3.0	Site Assessment	4
4.0	Site Location Plan	5
5.0	The Proposal	6
6.0	The Design	6 – 7
7.0	Access	8
8.0	Layout	8
8.0	Ecology	8
9.0	Drainage	9
6.0	Planning Policy & Conclusion	9 – 10

1.0 INTRODUCTION & PURPOSE

- 1.1 The Planning Statement is to support the submission for a Full Plans application for the Change of use to Equestrian use, Proposed Menage, associated Parking and the erection of stables and a Hay barn on land off Nuneaton Lane, Higham on the Hill.

2.0 PLANNING GUIDES

- 2.1 The main relevant policies to be considered alongside national policies and guidance are as follows:

Site Allocations and Development management policies DPD (SADMP)

- Policy DM1: Presumption in favour of sustainable development
- Policy DM4: Safeguarding of the Countryside and Settlement Separation
- Policy DM10: development & Design

National Planning Policies and Guidance

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance

3.0 SITE ASSESSMENT

- 3.1 The site is situated due South to the centre of Higham on the Hill, which is within walking Distance and access to the site is via a private lane also serving access to 2 other properties, these being No. 3B and Ravenscroft on Nuneaton Lane.

The area of land is approximately 0.9ha and it is considered that the land was originally used as Agricultural land before being sold off but the land is likely to fall within the open Countryside given its location.

To the Northern boundary there is an existing Right of Way from the Main road being Nuneaton Lane itself connecting the Private Lane also known as Nuneaton Lane and passing through the applicant's site and on to the Farmers field to the East of the application site.

Along the West boundary there is a number of residential properties with gardens abutting up to the application site boundary. There is a distance of circa 35m to 48m from back of houses to the site boundary, which provides a good set distance between living accommodation and the proposed site.

To the South of application site there is Higham Village cricket club, Allotments, Farming land and open countryside.

To the East of the application site there is a Menage which identifies the site as also being used for Equestrian use, a number of Farm buildings, Farming land and open countryside.

There are no specific designations affecting the site within the adopted local Plan.

4.0 SITE LOCATION PLAN



Fig. 1 Location Plan

5.0 THE PROPOSAL

- 5.1 The proposal is to occupy the land as an equestrian use for the keeping of horses for commercial use, and construct a timber frame stable block including tack room and also a small wc. The Hay Barn proposed will support the function of the land use for storage of Hay, Fodder, machinery such as a Tractor, Topper and jumping equipment, and general storage. The Menage proposed will be 20m x 40m in size and sit comfortably within the land for training, schooling, and exercising horses in a controlled environment.

6.0 THE DESIGN

- 6.1 The stable building has been designed to accommodate the stabling of 4 horses all together. The proposed stable building is clad in shiplap timber, stable style doors and windows in timber to match, a shallow pitch roof clad in Black onduline roofing sheets and black upvc rainwater goods to match roof.

Solar Panels will be fixed to the stable roofs to promote sustainability and generate natural energy on site for the internal lights. The external lights of the Stables and Hay barn will be low level JFC Flare brick lighting to minimise solar glare and light pollution.

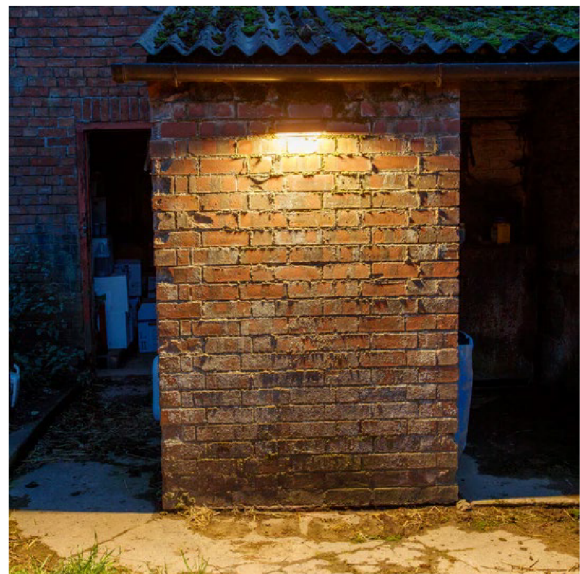


Fig. 2 JFC Flare Soar Brick Stable and Hay Barn lighting externally

JFC Flare Solar Brick Light lighting solution for hassle-free installation and two lighting modes. Detection distance of 6 meters outdoor light suitable for illuminating doors, walkways, yards, gateways, and other outdoor areas. Its superior build quality, 6w/900lm brightness, and zero running costs which makes it an efficient and cost-effective outdoor lighting.

The Hay Barn has been designed to support the function of the equestrian land as a whole and the finish of materials will consist of Blockwork walls to the lower sections and timber vertical cladding to the upper sections of the structure, Black corrugated sheeting roof finish, Black steel rainwater goods and barn doors in timber to match external cladding.

The proposed Menage will be fenced off with 1.5m high timber post and rail Fencing incorporating kick boards. Surface material will likely consist of Silica sand is commonly used as a base, mixed with materials like rubber chippings as example or similar.

Lighting to the Menage will be LED Sportpro 260 or similar, which is suited to small manèges. Four lights located at each corner of the menage will provide a class 3, 100lux level of illumination with a 0.5 uniformity of light.



Fig. 3 Menage lighting

Refer to drawing No's. AVD-962-NLH-PL02 AND PL03 submitted with the Planning application showing plans and elevations of the proposed buildings.

7.0 ACCESS

- 7.1 Access to the site will be along the existing shared access being a Private Lane. Access parking for 4 No. cars is proposed with suitable turning provision within the site for vehicles with horse boxes, and the parking area will be made up of compacted gravel, which will be permeable to prevent any on site flooding.

The foot traffic to the site would be relatively low given the site is only proposing 4 horses and generally owners would attend once in the morning and once in the evening to attend to their horses. The attendance to site would normally be out of Peak time traffic with the morning visits at 5.30am and evening visits after 5.30pm.

8.0 LAYOUT

- 8.1 The siting of the stables and Hay Barn have been carefully designed in terms of position away from houses to minimise impact but close enough to the access to reduce travel distance for horses from the parking area to the stables and this further reduces less impact on the field and its natural habitat.

The existing Right of Way will not be impacted by the proposals.

9.0 ECOLOGY

- 9.1 No trees will be impacted by the proposals and only grass areas will be removed for the proposed Stables, Hay barn structures, Menage and Parking, therefore there will be minimal impacting on Ecology as a whole.

10.0 DRAINAGE

- 10.1 The proposed foul drainage from the wc will either connect to the existing drainage system that would be existing on Nuneaton Lane or to a composting toilet. The Surface water run-off from the stables and Hay Barn can either connect to the existing system on Nuneaton Lane or to a sokaway on the land or adopt Rainwater Harvesting technology to re-use the water of which can be collected in large storage cylinders located close to the structures.

The site is not with any Flood zones that would impact on the site.

11.0 POLICY AND CONCLUSION

- 11.1 In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application.
- 11.2 Policy DM1 of the SADMP and the NPPF seek to support and provide a presumption in favour of sustainable development.

Policy DM4 of the SADMP states that to protect the intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. The policy goes on to say that forms of development considered to be sustainable include outdoor sport and recreation. Therefore, it is considered that a small-scale equestrian use would form a development that would be supported by policies DM1 and DM4 and the NPPF.

Policy DM10 seeks to ensure new development compliments or enhances the surrounding area with regard to layout, scale, density, mass, design, materials and architectural features.

It is considered that the small scale and use of sympathetic materials typically associated with buildings within the countryside complements the character of the surrounding area. Therefore, it is considered that the application accords with Policy DM10.

- 11.3 The Proposed siting of the Stables, Hay Barn, Menage and Parking have been carefully designed and considered to minimize impact on the existing neighbourhood.

11.4 There is evidence of another Menage located on the land to the East of the site, which it is assumed that part of the land also being used for equestrian purposes, therefore the application site would not appear to be out of keeping with other uses in the area.

11.5 We trust the Planning application as presented can be positively supported.



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