Design and Access Statement

PROPOSED ERECTION OF STABLES
AND CHANGE OF USE OF LAND
AT
BLAZEGATE

This report's aim is to demonstrate how the design process has been established and created the thought process behind the planning application. The report outlines the provisions of a high standard of design with the inclusion of accessibility for all, whist complying with planning legislation.

Cc 149 Alexandra Design
Southfork Farm, Seadyke Bank, Murrow, Wisbech, Cambs, PE13 4SD
T: 07891175649 E: info.alexandradesign@gmail.com W: www.alexandradesign.co.uk

Design and Access Statement

1. **Introduction: -**

This Design and Access Statement supports the full planning application for Proposed stables for private use along with the change of use of land being both Agricultural and Equestrian. The proposal requires permission to enable the horses to be cared for on the same parcel of land.

2. **Compliance with Planning Policies:-**

National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NPPF

Para.2 Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise

Para.10 Presumption in favour of sustainable development

Para 12. Presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making

Para 47. All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 14. meeting the challenge of climate change, flooding and coastal change.

3. **Use and amount:-**

The site is located within the sporadic settlement Blaze Gate, the area is characterised by sporadic development of large dwellings with agricultural land mostly. All boundaries are to be post and railed to correspond with the nature of the area, also allowing security of the horses.

This application seeks full planning permission for the change of use of land to equestrian. This involves the erection of a block of stables and store for tack. The stable block comprises of 2 bay stables for the privately owned applicant's horses. The stables will be constructed from timber cladding to the exterior, finished roof material to be sheet metal. Within the site is solely a large paddock.

Horse waste is to be removed at appropriate intervals via a trailer in accordance with the waste regulations thus preventing a heath and odour nuisance.

Alexandra Design
Southfork Farm, Seadyke Bank, Murrow, Wisbech, Cambs, PE13 4SD
T: 07891175649 E: info.alexandradesign@gmail.com W: www.alexandradesign.co.uk

4. **Design/Layout:-**

This application seeks full planning permission for the change of use of land to equestrian. This involves the erection of a block of stables and store for tack. The stable block comprises of 2 bay stables for the privately owned applicant's horses. The stables will be constructed from timber cladding to the exterior, finished roof material to be sheet metal. Within the site is solely a large paddock.

5. **Access:-**

Site access- The site will be using the existing access, there is ample visibility in both directions of Blazegate.

Fire appliance Turning

The close proximity of the site against Blaze Gate allows the Fire brigade to gain access to the site should the event of a fire break out.

Alexandra Design
Southfork Farm, Seadyke Bank, Murrow, Wisbech, Cambs, PE13 4SD
T: 07891175649 E: info.alexandradesign@gmail.com W: www.alexandradesign.co.uk