

DESIGN AND ACCESS STATEMENT A

PROPOSED MÉNAGE

2 THE EQUESTRIAN, LEAVES LAKE DROVE, WEST PINCHBECK, SPALDING, PE11 3QJ

This Design Statement has been produced to ensure that a high quality development is produced that follows guidelines laid down in government design advice, but perhaps more importantly, that the proposal respects the local context that it will integrate with.

June 2018

This application is for a 35x55m open air ménage for personal and business equestrian use.

The proposed ménage will take the appearance of a typical ménage, with a 1.5m high perimeter post and rail fence and sand floor finish.

The site is currently occupied with an existing dwelling and several barns. The current site is used for personal equestrian; however, the applicant is proposing to operate riding lessons etc. within the grounds as well as personal use.

The proposed development will have very little impact on the surrounding area; the land is already used as an equestrian paddock. There are also existing ménages on neighbouring properties. The existing perimeter landscaping will also be continued to provide further screening, as shown on the proposed site plan.



USE AND AMOUNT

Ménage is for business and personal use of Kruger Equestrian.

LAYOUT

The ménage is positioned in accordance with existing ménage for manageable use.

SCALE

The application is proportioned and felt suitable scale for adequate use of the required area for equestrian, with sufficient fencing height for containment.

LANDSCAPING

Majority of Landscaping is to remain as existing, with the exception of the Ménage area, which is to be replaced for with the required surface for use (horse safety with impact upon ground).

APPEARANCE

The appearance is to respect the surrounding with a mimic fence design and height of existing. The finish surface of the ménage is to integrate within the existing context as much as possible within the confines of design for safety of use.

ACCESS

Access is achieved of the existing from Leaves Lake Drove. With the surface to remain as existing. Vehicle parking and mobility is to remain as existing, and to continue allowance of entrance and exit of the site in forward gear.

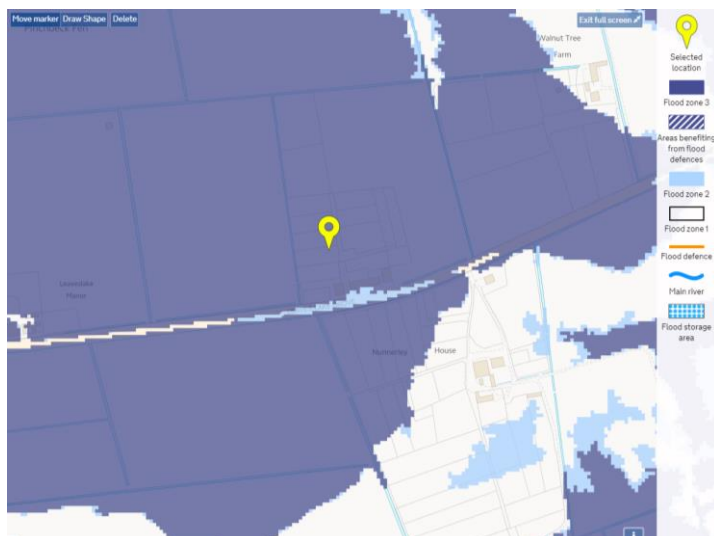
BUSINESS

Business activity within the site is expected to be:

1. For lessons and private use
2. Operational 4 days a week
3. And expected maximum vehicle traffic increase of 6 vehicles per operational day.

To note traffic concerns. Four winds equestrian centre exists down the same road and is a business with more operating hours – therefore, it is considered that the proposed ménage and business use would produce less impact upon the road, compared to the existing equestrian.

FLOODING



According to Environment Agencies flood map. The site lies within Flood Zone 3. However, there is no proposed sleeping accommodation within the site. Therefore, there is no further risk in flooding.