



PETER HUMPHREY
ASSOCIATES



Design & Access Statement

Application: Proposed stable blocks x 2 and a (retrospective) tack store.

Address: Terri, Raven Bank, Whaplode st Catherine, Lincolnshire, PE12 6SH

Introduction

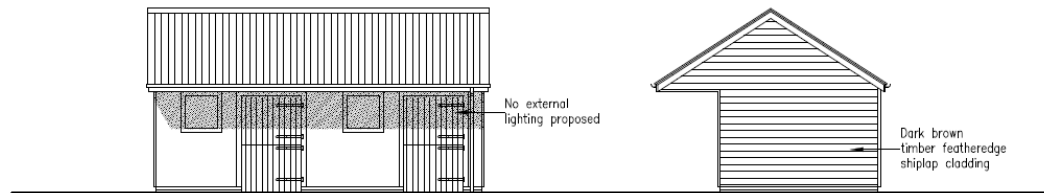
The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposal respects the local context that it will integrate with.

The applicant owns the site and wishes to place 2 x stable blocks to the rear of site as well as seeking retrospective approval for a tack store already placed on the site.

Design & Appearance

The site is currently used as paddock but with no horses stabled on site. This proposal wishes to stable small ponies for private use by the applicant.

The design of the proposed stables are below:



Access, Parking & layout

The site has an existing private access off Raven's Bank thorough the applicant own dwelling access.

The site has no dedicated parking spaces however there is plenty of space to park a vehicle should the applicant need to, and plenty of room to turn a vehicle around to leave the site in a forward gear. See submitted plans.

This proposal has been designed in way that if a vehicle did need to traverse the length of the site to get to the stables, there is enough access room to do so.

Hard and soft landscaping

All boundaries will remain as existing with some moderate landscaping. The proposed site is currently fenced off from neighbouring fields with a post and wire fence.

The remote location of this site means there will be little to no harm to surrounding neighbours (of which there are few) and contributes to the rural characteristics of the area.

Drainage

Surface water will discharge naturally or can be collected in water butt if required.

Foul water drainage – N/A

Flood Risk Assessment

In accordance with the Environment Agencies flood zone maps, the site falls within flood zones 1 & 2. This application proposes no habitable rooms. Therefore, no detailed flood risk assessment is necessary.



Conclusion

This application seeks approval for 2 x Stable blocks and a retrospective tack store for private use in conjunction with the paddocks on the applicant lands – for the storage of associated riding equipment and the stabling of up to 4 ponies.

We feel this proposal is low impact to the surrounding character of the countryside due to it's set back location, landscaping and remote distance to neighbouring properties.

There is a functional need for the tack store to be located here to store riding equipment and also to store maintenance equipment to maintain the site to a respectable level, which contributes to the intrinsic rural character of its countryside setting.

To re-iterate this proposal is solely for **private use only**.

Therefore, this application seeks approval from South Holland for the attached proposal.