

DESIGN & ACCESS STATEMENT – PROPOSED STABLES, WELL LANE MEADOW, WELL VALE LANE, Nr CROCKERS ASH

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
08 JAN 2013	
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1.0 Context and Background

1.1 The Applicant for this Planning Application (Mr Rob Williams) wishes to construct a stable block for three horses and a foal in Well Lane Meadow, situated near the hamlet of Crockers Ash. The stable block is to be small in nature and for personal use by the Applicant. The stable block is to be constructed in a similar position to the remains of a former stone shed in the westerly corner of the site and accessed from the existing gate also at the westerly corner of the site.

3.0 Site Description

3.1 The site is situated between the former main road and the lane known as Well Vale lane. The land, triangular in shape, generally has a south easterly slope about 70 metres above sea level in the hamlet of Crockers Ash in Herefordshire. The land is laid to grass with the remains of an old stone shed in the westerly corner. The site has an existed gated access also at the westerly corner.

4.0 Character of Proposed Development

4.1 It is proposed that the stables will be designed to current Building Regulations and constructed using materials in keeping with the surrounding buildings and consistent with the building use in the surrounding area. The structure will be low rise (single storey) and constructed out of part stone (front elevations) and part painted rendered block (rear elevations). The roof will be constructed out of a duo pitch roof with a man made slate (of natural slate appearance).

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5.0 Environmental Sustainability

5.1 It is proposed that all surface water run-off from impermeable areas will discharge to soakaway and therefore, there will be no increase in surface water run-off from the site. As much as possible of the existing stone from the remains of the previous stone shed will be re-used to construct the new stable block. Any shortfall in stone will be sourced from the local area. Water butts will be used to collect roof run-off and reduce the reliance on water from mains supply.

6.0 Movement To, From and Within the Site

6.1 It is proposed to maintain the existing gated access to the westerly corner of the site and therefore, access to the site will remain unchanged. The proposal is to build a small scale stable block for three horses and a foal in the westerly corner of the site. A concrete hardstanding will be constructed in front of the stables so that vehicles can enter, park, turn around inside the site and leave the site in forward gear. There will be a negligible increase in traffic in the area because the stables are small in scale and will house a maximum of three horses and a foal. The horses will graze the larger meadow area and therefore, will not have to leave the site via the main gate.

7.0 Community Safety

7.1 The extension is within an established site boundary and will have a locked gated access.

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8.0 Biodiversity/Ecology

8.1 An Ecological survey for the site has been completed which has identified various habitats with the potential for the presence of various protected species to be present, comprising; bats, dormouse, breeding birds and reptiles. None of these habitats will be effected by the proposed works, i.e. the remnants of the previous stone building is to remain as they provide a habitat for bats (although no evidence of bats was identified).

8.2 An owl nesting box is to be constructed within the apex of the new stable building

9.0 Planning Policy Context

9.1 Local Planning Policy

The development is small in scale and enhances the high quality landscape area and does not impose detrimentally upon the character of the land and the surrounding buildings as per Herefordshire Unitary Development Plan policies S1, DR1 and LA1.

The proposals are proportionate to the surrounding buildings and do not have a detrimental effect on traffic congestion, noise or safety.

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