

DESIGN AND ACCESS STATEMENT

Change of Use of Land for the Keeping of Horses and Erection of Stables and New Access to Field Along with Changes to Adjoining Ground Levels (Alternative Scheme to Planning Consent 12/01284/FUL Retrospective Consent)

At



Land adjacent to
Calcot Lane
Curdrige
Southampton
Hampshire
SO32 2BN

On Behalf of
Mr & Mrs Southcott

Prepared by

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1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the change of use of land for the keeping of horses and erection of stables and new access to field along with changes to adjoining ground levels (Alternative Scheme to Planning Consent 12/01284/FUL Retrospective Consent) on land adjacent to Calcot Lane, Southampton, Hampshire, SO32 2BN. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport

2.0 SITE LOCATION & SURROUNDINGS

The application site is located along Calcot Lane within the small village of Curdridge. The site forms part of a large field to the west of Calcot Lane. The field has an existing access to the southern end of the lane close to the main junction with Botley Road. The boundaries are a mixture of trees and hedging which are mainly grouped to the southern end of the field.

The applicant and owner of the site is also the owner of the adjoining residential house known as Calcot, the Industrial Estate and land located to the eastern side of Calcot Lane.

3.0 THE PROPOSALS

The proposals involve the erection of 6 no. stables along with a tack room and a new access to the field. The stables will be located opposite the existing access to the residential house known as Calcot to the eastern side of the site. A new access will also be formed as shown on the drawings. The proposed stables have been designed as an L shaped form using standard loose box construction. There will also be some changes to adjoining ground levels in order create a level field area.

The proposals aim to provide stabling for the owners of the site for the keeping of their own horses for recreational purposes. The site will be used in conjunction with the existing residential house on the adjoining land. The overall design will create traditional style stables typically seen within a countryside location.

For clarification Planning Consent has been granted under Ref 12/01284/FUL for the change of use of land for the keeping of horses and erection of stables and new access to field. This was granted on the 8th October 2012. The works have now been completed on site however changes have been made to the design. This application seeks permission for retrospective consent.

4.0 THE DEVELOPMENT PLAN & PLANNING POLICY

The site is located within the countryside as identified under Winchester City Councils Local Review Plan 2006.

Consideration needs to be given to a select number of Development Plan Policies, Supplementary Planning Documents and Planning Policy Guidance.

LOCAL DEVELOPMENT PLAN POLICIES

Winchester City Councils Plan
(2006)

DP3 – Design Criteria
DP4 – Landscape and the Built Environment
RT11 – Equestrian Development
T2 – Development Access

Winchester District Local Plan
Part 1 (Joint Core Strategy)

MTRA4 – Development in the Countryside

SUPPLEMENTARY PLANNING GUIDANCE

None

PLANNING POLICY GUIDANCE

National Planning Policy Framework

5.0 DESIGN

The design of the proposals aims to create stable facilities for the recreational keeping of horses by the owners of the site. The stables are traditional timber loose box stables of a single storey nature finished with shallow felted pitched roofs. The layout of the stables has been formed to an L shaped to concentrate the activities to a small area of the field.

The new access will enable safe access to the field and concentrate traffic movements further north of Calcot Lane. The new stables will be traditional style buildings typically seen within the countryside. They will be screen by the existing hedging to the boundaries and site with an established area of buildings along Calcot Lane.

6.0 ACCESS

The site and its immediate surrounding area are within a rural setting with access from Calcot Lane. A new access is proposed into the field from Calcot Lane and the existing access to the southern end of the field will be closed up. The new access will be located opposite the existing access to the residential house and commercial use.

The new field access will provide vehicle and pedestrian access to the new stables and will concentrate the traffic movement to the access associated with the existing house and commercial use. A small area of hard standing will provide access to the stables to enable the general use.

7.0 PLANNING CONSIDERATIONS

Under Winchester City Councils Review Plan the proposals for the site are required to conform to the policies set out for development within the countryside as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to the design of new buildings within the countryside and access arrangements to the site. Specific consideration will need to be given to the local and national policies.

The proposals involve a small number of stables to be used for the keeping of horses for recreational purposes. The stables are a traditional loose box construction and finished with materials to compliment the rural location. The stables will form an L shape in order to minimise the impact to the surrounding countryside and consolidate development to the boundaries.

The new access will provide a safe access to the field and be used in conjunction with the existing access to the residential house and commercial use to the opposite side of Calcot Lane. The stables will not affect any boundary hedging or the removal of any trees and will sit comfortably on the field.

8.0 SECTION 106 CONTRIBUTIONS

Due to the nature and scale of the proposals it is not considered that any financial contributions should be sort for this development.

9.0 SUMMARY & CONCLUSIONS

In overall terms it is felt that the design and layout of the proposed development will contribute to the character of the area and its impact will be minimal on the surrounding countryside. The proposals under the planning application seek permission for the erection of 6 no. stable and a tack room along with a new access to the field within the countryside. The stables will be traditional design and form a small area close to the boundary of the field.

The access arrangements provide suitable access to the site and will enable the existing access to be closed up. The overall development has been located to avoid any removal of trees and hedges and will sit comfortably in an open area of the field. The impact to the surrounding area will be minimal as the development will be located away from the main Botley Road and within a grouping of buildings along Calcot Lane.

The development will provide valuable stabling to the owners for the keeping of their own horses that has been designed with sustainability in mind and to contribute to the character of the area. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for development. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for a new recreational development.

10.0 APPENDIX A (PHOTOGRAPHS)



View of application site with new access formed.



View of application site with stables erected.



View of new stables.



View of new stables.



View of manure heap.



View of new access gates.



View of made up ground levels.



View of made up ground levels.

10.0 APPENDIX B (PLANNING CONSENT REF 12/01284/FUL)

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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Case No: 12/01284/FUL

W Ref No: W22651

Grid Ref: 453390

114799

Change of use of land for the keeping of horses and erection of stables and new access to field

Land Adjacent To Calcot Lane, Calcot Lane, Curdridge, Hampshire

In pursuance of its powers under the above mentioned Act, the Council, as the Local Planning Authority, hereby GRANTS permission for the above development(s) in accordance with the plans and particulars submitted with your application received on 6 June 2012 and subject to compliance with the following conditions:-

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the stables hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.



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3 The hardstanding hereby approved shall be of a permeable material, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The works shall be carried out in accordance with the approved details.

Reason: In the interests of local amenity.

4 Details of the facilities for the storage of horse manure and its means of disposal from the site, shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality.

5 No external lighting, including floodlighting, whether free standing or affixed to an existing structure, shall be provided on the site at any time, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the appearance of the area, the environment and local residents from light pollution.

6 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

7 The building hereby permitted shall not be used other than for the stabling of horses for private recreation purposes and it shall not be used for commercial livery or DIY livery or in connection with any riding school or commercial horse breeding uses.

Reason: For the avoidance of doubt as to the scope of this planning permission.

8 The land surrounding the stables hereby permitted shall not be used for the storage or siting of horse transport vehicles, horse boxes and shelters, caravans, mobile stables or any other structures, vehicles or chattels unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality.

9 The proposed access and drive, shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning

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Authority. NOTE: A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

Reason: To ensure satisfactory means of access.

10 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 6 metres from the highway boundary.

Reason: In the interests of highway safety.

11 The existing access to the site shall be stopped up and abandoned and the verge crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

Reason: In the interests of highway safety.

12 Notwithstanding the position of the gate shown on the Site Plan No. 110098/31/A, any gates provided shall be set back a minimum distance of 6 metres from the edge of the adjoining highway.

Reason: In the interests of highway safety.

Informatives:

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, DP4, CE5, RT11, T2
South East Plan 2009: CC6, C4

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is

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reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

The applicant is advised that the preferred method of disposal is the frequent removal of manure from the site. The burning of manure or large scale storage on site will not be an acceptable method. It is strongly recommended that the applicant contact the Environment Agency on 03708 506 506 to discuss legislation covering the storage and disposal of Horse Manure.

Simon Finch BSc (Hons) Lond, DipTP, MSc, MRTPI
Head of Planning Management

8 October 2012

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