

DESIGN STATEMENT

PROJECT: NEW STABLE DEVELOPMENT

LOCATION: LAND TO THE REAR OF 104 BURY NEW ROAD, BURY

CLIENT: PHIL JOHNSTON

OUTLINE BRIEF: REDEVELOP EXISTING BUILDINGS TO FORM STABLE UNITS, TACK & STORES



This document includes;

- Design Statement
- Access Statement
- Green Belt Statement
- Demolition Statement
- Lands Use Statement
- Waste Management
- Ecology Statement

DESIGN STATEMENT

The purpose of the proposals are to bring the derelict parts of the site back into use by way of regeneration of built up areas and reuse of the agricultural lands for the purpose of animal welfare in the housing and exercise of up to 8 horses. It is proposed that the stables will be used for personal use by up to 2 tenants allowing individuals to house up to 4no. horses.

The site will not be used for commercial purposes so it is seen that vehicular movements would be minimal with it envisaged between 1no. and 4no. cars accessing the site during the day for the purpose of maintaining the site and the animals.

It is seen that typically movements would be 7 days a week with visits typically in the morning and evenings, with lesser vehicular movements through the day. On a weekly / fortnightly basis a mobile trailer will be removed from and brought back to the site to allow the removal of animal waste which is likely to be relocated for agricultural use at nearby farms.



Whilst the proposals are within a green belt area, the existing use of the site and its proposed do not significantly differ with land currently used for the housing of farming animals and the fields used for their exercising.

The existing level of development for the site consists of 4no. buildings totaling 140m² (total volume circa 420m³) it is proposed to remove all these buildings which are now in varying levels of dereliction and replace them with a single building set into the existing developed area. The proposed buildings 160m² (total volume circa 515m³) this would be a 23% Volumatic increase of built-up area to the site but localized to one area rather than as the current spread.

The proposals are to work with the existing landscape with the positioning of the building designed to sit below the boundary fencing where a double line of timber fencing circa 2m high step up the site and would provide screening from the neighbouring properties.

As part of the development the proposed works will require fencing to sub-divide areas and ensure horses are kept within compound areas and fencing to secure the property.

DESIGN STATEMENT

With regards to site maintenance of the communal areas such as the car parking and gated areas, along with the exercise field beyond, responsibility would ultimately reside with the landowner however, under the tenancy agreement it may be that the landlord imposes a maintenance agreement between the two tenants.

In-keeping with the adjacent properties and existing perimeter fencing new gates and boundary fencing to the car park areas will be formed as 'close-boarded' timber fence circa 2.1m high. Fencing to the stable areas will be post and rail timber fencing 1.5m high. Please refer to site location plan 21844.103 for reference.



'Close-Boarded' Fencing



'Post and Rail' Estate Fencing



ACCESS STATEMENT

Vehicle movements will be limited but will use an existing vehicular access used by the adjacent properties and commercial sites.

In relation to traffic movements along the shared access and into the site the previous use of the site would typically see up to 3 movements a day seeing typically 1 car visiting site 3 times a day and parking on the shared access to carry out welfare needs to the animals on the property.

The proposals will allow parking within the property boundary removing parking from the shared access providing relief from the shared access. Vehicle movements under the new proposal will typically see 2 cars accessing site 3 times a day for animal welfare (this would include waste removal). The proposal for the site are for private recreational use and not commercial equestrianism.

Maintenance of the field beyond the boundary of the stables is and will continue to be accessed off Brinks Lane.

DESIGN STATEMENT

GREEN BELT STATEMENT

The purpose of the proposals are to bring the derelict parts of the site back into use by way of regeneration of built up areas and reuse of the agricultural lands for the purpose of animal welfare in the housing and exercise of up to 8 horses.

The purpose of this statement is to outline the justification of this proposal in relation to Green belt matters.

The development proposes the reuse of an existing agricultural site used for farming animals to be redeveloped to allow for the welfare and exercise of horses. The existing built forms are considered to be a poor standard and have a negative impact on the environment and surroundings. The proposals would look to consolidate the built forms into one building in a concentrated area of previously built-up developments. These built forms will consist of a U-Shaped stable for the housing of the horses and the storage of tack and feed. There will also be replacement and relocation of fencing and the formation of some hardstanding for access and parking.

Designs have been carefully considered to ensure minimal impact on the openness and undeveloped areas of the site. The proposal sits on a sloping site with low level buildings allowing buildings fronting Bury New Road to overlook the development and see the landscape beyond without an impeded view.

When reviewing the national Planning Policy framework and specifically paragraph 145. The proposals should be considered an exception for the following reasons.

1. The buildings and site will be used for Agricultural and outdoor recreational purposes.
2. The proposals will reallocate existing development and will not result in a disproportionate addition over and above the original buildings.
3. The replacement of buildings will be of a similar use for the welfare and care of animals.

Under paragraph 146 the application should also be considered under 146 (e) with a design appropriate to preserve the openness of the site.

DEMOLITION STATEMENT

As part of the development the proposed works will be sited in positions where current derelict developments are. It would therefore be proposed that all developments proposed to be demolished would be removed prior to the construction of the new stables. The final building proposed for demolition could be used for the storage of materials during the construction phase but would be demolished prior to first occupation.

LAND USE STATEMENT

The current use of the land has historically been used as allotments, pig, chicken and pigeon farming.

The new proposal for the site is grazing and recreational land for horses. To achieve this, it is proposed the fencing is altered to the front of the site allowing on-site vehicular access and parking (which is currently off-site) there will be a secure gated entrance with permeable gravel hardstanding to allow a vehicle with horse box to enter turn and leave the site in forward gear.

Within the hardstanding area and located close to existing developments it is proposed a 'u' shaped single storey timber clad stables for horses and relevant dry storage is provided with a small external area for animal welfare and day to day operations, stables will provide space for up to 8 horses in individual stables (consisting as 2no. units), each with a secure tack and feed stores. Whilst a single building in form it is proposed that the stables will be let for personal use to two individuals giving them access to 4no. stables each and separate storage / tack space and a shared courtyard, parking and access.

The remain area of land is to be maintained to allow grazing and exercise for the horses shared by both.

A maintenance agreement for the communal spaces will be introduced as part of the leasing agreement to ensure all communal areas are maintained by the tenants and landlord.

WASTE MANAGEMENT STATEMENT

There is currently no requirement for waste management with the exception of occasional agricultural waste removal relating to crop and plant growing following the removal of all animals on-site with the change of ownership.

The proposed strategy for waste management will be for the removal of organic animal waste which will be housed in a mobile container removed from site at regular intervals and disposed of off-site.

ECOLOGICAL STATEMENT

The current use of the land has historically been used as allotments, pig, chickens and pigeon farming.

The existing site use has maintained a strategy waste management whereby all materials have been removed where seen as detrimental to the use of the land. Surface water has been maintained across the site by way of natural absorption through the permeable surfaces or recycled for agricultural purposes.

The new proposal for the site is grazing and activity land for horses.

The new proposals will use the same principles of land use and management.

Equestrian waste will be managed and removed from site with no long-term storage on-site.

Surface water will again be managed through permeable surfaces and natural soaking away.

Although we have been advised the site is not within the wildlife corridor boundaries will be treated sensitively with trees maintained and all waste managed as above.