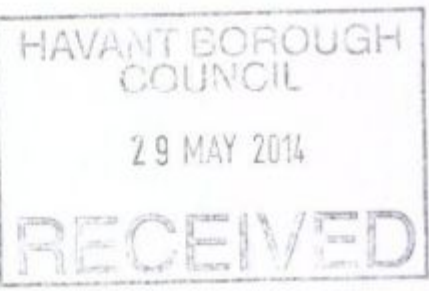


Signature



DESIGN & ACCESS STATEMENT

in relation to the

ERECTION OF 3 NO. STABLES WITH INTEGRAL TACK ROOM & FEED STORE

at

**LAND TO THE WEST OF
WADE LANE
HAVANT
PO9 2TB**

prepared for and on behalf of

CHANTRY HOLDINGS LIMITED

as at

MAY 2014

~oOo~

SITE CONTEXT:

Physical

- The land subject to this application lies to the west of Wade Lane in the borough of Havant.
- The postcode of adjoining properties is PO9 2TB.
- The land extends to 2.15 ha (5.31 acres) or thereabouts as edged blue on the attached plan.
- The land is pasture and is well screened from adjoining lanes and roads by a well established hedge interspersed with trees and from the development adjoining Southbrook Road by a belt of trees.
- The land has been used for equestrian purposes for in excess of 20 years and due to changes in the weather pattern, in particular increased rainfall, the Applicant now seeks to erect 3 no. stables with associated tack room, feed store and hay store on this land.
- The field is accessed via a gate off Wade Lane and the stables will be located near to this access to avoid damaging the land through regular access.

Social

- The site is located approximately 120 metres east of a watercourse beyond which is a housing estate adjoining Southbrook Road and approximately 280 metres north of the Wade Court Complex.

- | | |
|------------------------|--|
| <u>Economic</u> | <ul style="list-style-type: none"> • The applicant proposes to construct the three stables for use in conjunction with the land north of footpath No. 55b which currently only has the benefit of a small field shelter. |
| <u>Planning Policy</u> | <ul style="list-style-type: none"> • Proposed development satisfies the criteria for use of land/ buildings as defined in the Havant Borough Core Strategy. |
| <u>Evaluation</u> | <ul style="list-style-type: none"> • Rural character of property must be maintained. • Building must blend in with surrounding landscape. • Proposal should not adversely affect local environment. • Nearby dwellings must not be adversely affected. • Proposal must not be contrary to national and local planning policy. |

DESIGN PRINCIPLES:

- | | |
|--------------------|---|
| <u>Amount</u> | <ul style="list-style-type: none"> • Size of proposed buildings - 3 no. stables with associated tack room and feed store has regard to the area of land available - 2.15 ha (5.31 acres) or thereabouts, the area available being in excess of that recommended - .40 ha (1 acre) horse. |
| <u>Layout</u> | <ul style="list-style-type: none"> • Layout should allow efficient use of existing access. • Must be well located in relation to the Applicant's use of the land and the holding as a whole. |
| <u>Scale</u> | <ul style="list-style-type: none"> • Size of building should take into account requirements viz storage, headroom, etc |
| <u>Landscaping</u> | <ul style="list-style-type: none"> • Adjoining hedgerow to be managed to maintain visual barrier. • Trees to be managed/protected to maintain visual barrier. |
| <u>Appearance</u> | <ul style="list-style-type: none"> • Proposed building should blend in with surrounding landscape with specific regard to colour - it is therefore proposed that the stables be clad in a dark stained timber with a neutral corrugated cement fibre roof. |

ACCESS PRINCIPLES:

- Layout relates well to existing access on to Wade Lane.
- Proposal should not generate an unsustainable increase in traffic movements to and from the property.
- Highway safety must not be compromised.

DESIGN SOLUTIONS:

- 3 no. stables each 3.75 m x 3.75 m (12 ft x 12 ft) total 42 m² (454 ft²) plus feed/ tack room and store for hay which together measure 9.5 m x 4.0 m (31 ft x 12 ft) total 38.00 m² (410 ft²) to adjoin the stables.

Total floor space of development = 80 m² (861 ft²)
- Stable to be purchased in kit form from a reputable supplier being of timber construction.

- Each stable will be of timber construction with its own stable door and barred windows.
- Eaves height 2.3 m (7'6 ft) providing adequate clearance for horses.
- Layout relates well to existing access and adjoining land.
- External appearance sympathetic to the locality.
- Stable constructed of stained timber under natural corrugated cement fibre roof ensuring natural appearance.

ACCESS SOLUTIONS:

- Existing access off Wade Lane to be maintained.
- Number of traffic movements will be kept to a minimum.
- Proposed building will not compromise highway safety in any way.

Dated

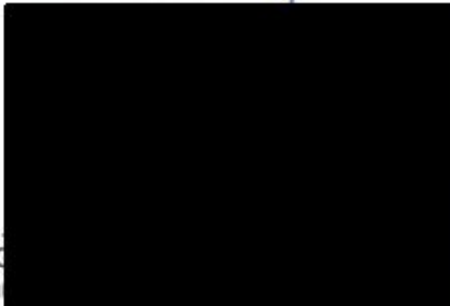
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Signed

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Enclosures:

1:1250 scale Site Plan
1:100 scale Floor/Elevation Plan