# Ref: PP-01551555 – C

# Design Statement for Proposed Will Hey Farm Stable Block

# 26 July 2011

**Introduction**

The primary purpose of this application is for the construction of a stable block. The main use of Will Hey Farm's 8 acres is for keeping horses. We wish to increase the number of stables from 2 to 6. In addition we wish to develop the land next to the proposed stables to support the keeping of horses.

- Hand standing next to the main field:
    - 200 m2 to be covered with planings
    - To store of wrapped haylage round bales
    - To provide a turning area for car and trailer
- Hard standing in front of the proposed stable
    - 120 m2 to be concrete
    - Fenced off area for security
    - Contained muck heaps (concrete base and block sides)

In addition there is a some terracing proposed on the land above the stable to facilitate cultivation of fruit and vegetables for home use. On this area is proposed:

- A greenhouse 4.5m diameter, 2.8m high build, with a geodesic dome construction of wood and polycarbonate plastic
- A wooden garden shed 3m by 2m

**Visual Impact**

Due to the shape of the land, the stable is visible as follows

- North West - Lower than the land at the back of the stable
- South West – 1m higher than the adjacent land
- South East – The front of the stable will be visible from the lane
- North East – 0.3m higher than the adjacent land, but will be shielded by a dry stone wall

The greenhouse is similarly hidden by the land gradient and stone walls

**Drainage of the hard standing area**

Both hard standing areas have drainage adjacent, which will be used to collect rain water, so there will be no effect on the surrounding land

**Change of level and moving of spoil**

The net effect is that no spoil will be created. Where land is lowered, this soil will be used to fill in and level the area behind the stable

**Footpath**

The route of the footpath will not be changed.  Two solid steps will be constructed

**Drawing Key**

Black lines – existing

Red lines - proposed

A – Existing Stable

B -  Existing hard standing

C – Existing mound and level change

D – Existing lane

E – Proposed Stable

F – Proposed hard standing

G – Proposed Greenhouse

H – Proposed Garden shed