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DESIGN & ACCESS STATEMENT

SAND SCHOOL, (FOR PRIVATE USE) **STORAGE BUILDING &** **ACCESS DRIVEWAY**

LAND AT **NORTHFIELDS LANE** **ALDINGBOURNE** **WEST SUSSEX** **PO20 3UH**

BACKGROUND INFORMATION & PROPOSED USE

An application has already been submitted for a change of use from agricultural land to the keeping of horses for private use. This application is for the associated works, which includes a sand school, (also for private use), a storage building and an access driveway.

RESPONSE TO CONTEXT

In accordance with the Local Plan Area Policies, the proposed works will preserve the character and appearance of the surrounding area.

AMOUNT OF DEVELOPMENT

1. Sand school, (also for private use).
2. Storage building. (To be used for plant, machinery, tools, hay and feed storage).
3. Access driveway.
4. The stables, tack room and field shelter have been included for information, but we understand these can be classed as permitted development, as they are temporary timber framed buildings, constructed on skids.

LAYOUT/SCALE/STREET SCENE

The relationship with the neighbouring properties will not be adversely affected.

Whilst the scale of the development might be comparable with that of a small commercial use, it is the owner's intension to restrict the use to private use only. The owner's daughter has eight horses of her own, all of which have their own passports, which can be produced if required.

LANDSCAPING

Not applicable.

APPEARANCE

The materials for the storage building will comprise of :-

Walls – Concrete panels.

Roof- Fibre cement panels.

Windows and doors – Softwood timber.

The construction of the sand school comprises of :-

Building sand and recycled rubber.

The surface is also self draining.

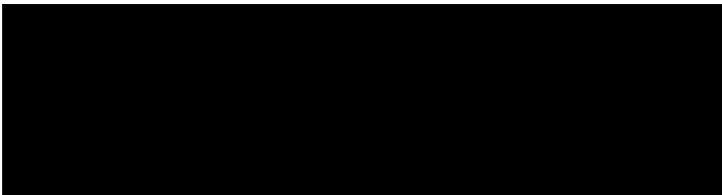
ACCESS

The driveway has been extended into the site from the existing access point. The surface of the driveway is loose hardcore, which is also self draining.

CONCLUSIONS

The character of the surrounding area will not be adversely affected by the proposed development and additionally, the proposal will have no adverse effect on the amenities of adjoining occupiers.

Date of Report: 22nd June 2009



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