



DESIGN & ACCESS STATEMENT

**PLANNING APPLICATION FOR THE CONSTRUCTION OF A
NEW HORSE ARENA & ASSOCIATED NEW STABLES ON SKIDS
CLOUGH ROAD, FLOCKTON, WF4 4AQ**

on behalf of:

Mr Higgins

December 2019 - Issue 1

1. Introduction

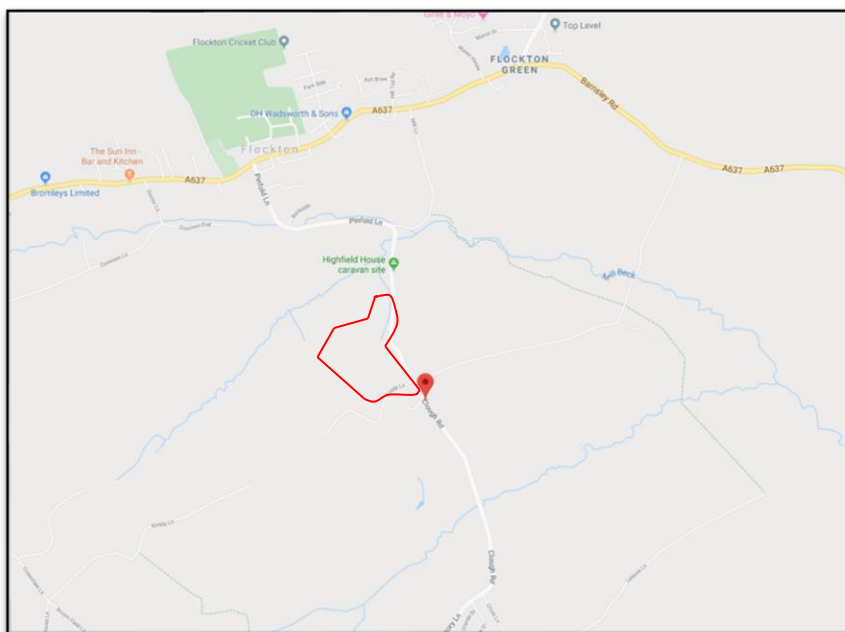
1.1 DMS Architecture have been instructed by Mr Higgins to prepare information to support a Retrospective Planning Application for the erection of two temporary structures, in the form of stables on skids, earthworks associated with the formation of a horse arena and minor alterations to the existing site access.

1.2 This Design and Access Statement has been prepared with regard to CABE's guidance 'Design and Access Statements – How to write, read and use them' and this report has been laid out in the order described in the CABE document for ease of use and assessment.

1.3 This Report should be read in conjunction with the application forms, drawings and additional information submitted.

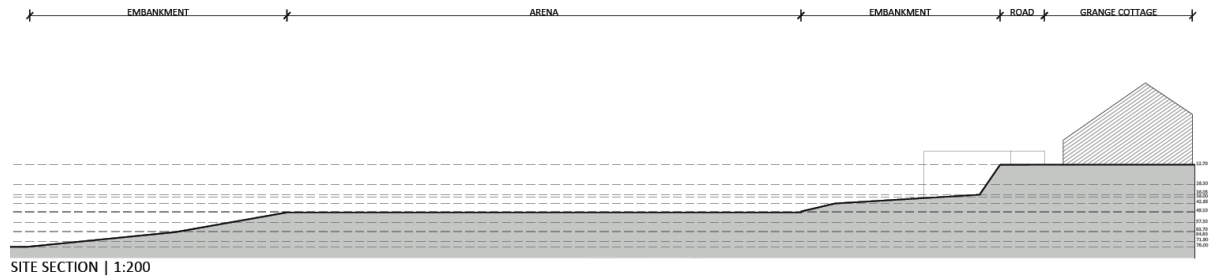
2. Assessment - Site and Context

2.1 The site is located approximately 10km East of Huddersfield, 6.5km South of Dewsbury and 10km South West of Wakefield. It lies between the villages of Emley and Flockton and falls under Kirklees Parish Council.



2.2 The site is approximately 500metres south of Flockton and accessed from Clough Road. Clough Road is a quiet road with little traffic. The surrounding landscape is typically open farmland with dry stone walling or timber fenced boundaries. Flockton is a commuter village owing to the proximity of the **M1** motorway, extended long the **A637** Barnsley Road which brings with it a large amount of traffic.

2.3 The site is around 2.2 acres (0.88Ha) and is in agricultural use. There is a level difference of approximately 3.6m across the periphery of the horse arena with high ground at the South and low ground at the North.



2.4 The site is located in the Green Belt and is in a Flood Zone 1, with a low probability of flooding.



2.5 Planning Policy

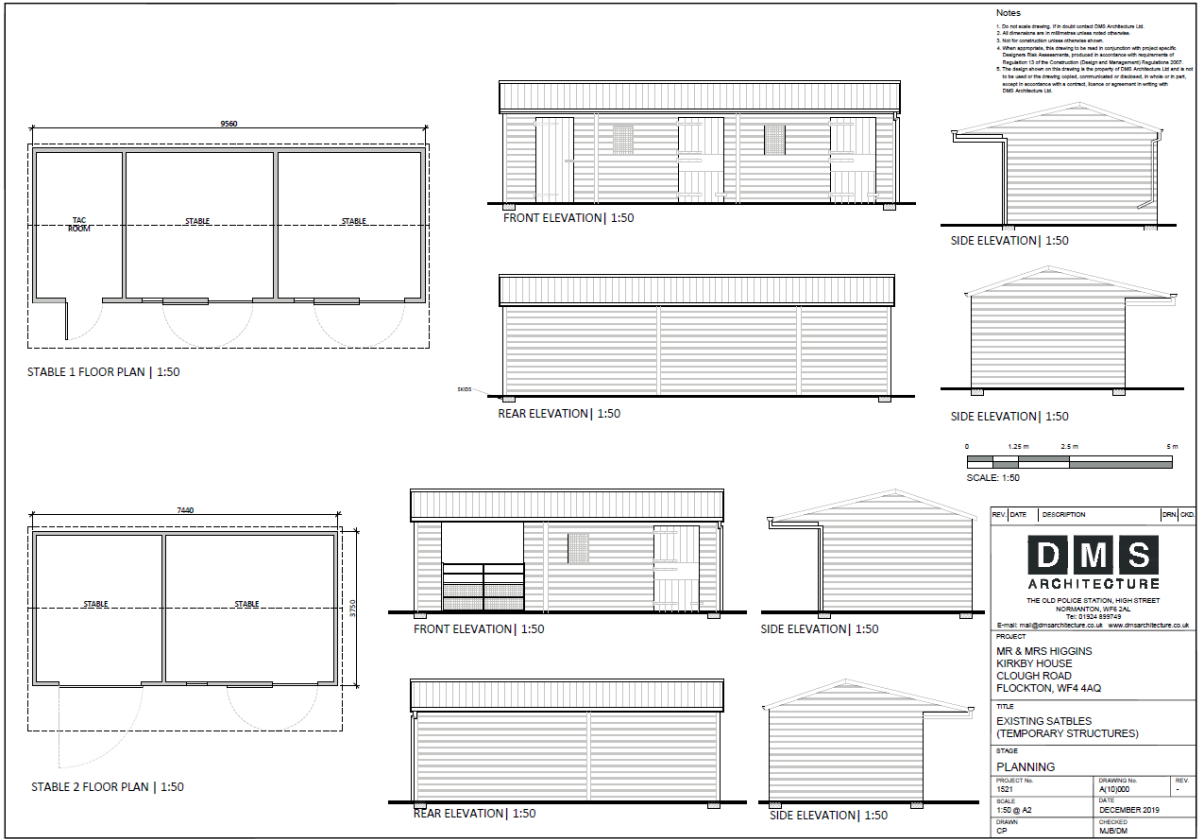
The following National Planning Policy Framework (NPPF) policies are relevant to the proposals:

- Section 7 Requiring good design
- Section 9 Protecting Green Belt Land
- Section 10 Meeting the challenge of climate change, flooding and coastal change
- Section 11 Conserving and enhancing the natural environment

3. Design

- 3.1 The proposed use for the site is for the construction of a new horse arena and associated new stables (temporary structures - on skids)
- 3.2 A new intensive tree planting regime is to be implemented around the perimeter of the arena. 6-700 hawthorne bushes will be planted in double rows.
- 3.3 The two new stables are to be built on skids. They are moveable and fall under the temporary structure category. Both are twin 6ft stables and one has a tac locker attached

- 3.4 The stables are powered using solar panels for electricity, and rainwater harvesting via water butts is used for horse drinking water



4. Access

- 4.1 The existing access to the site is taken off Kirkby Road. Kirkby Road is a public bridleway.
- 4.2 Existing vehicular access has been retained and it is proposed that it is widened to allow for easier and safer access and egress from and to the site