

**PROPOSED HORSE STABLES**

on

**LAND AT THE AMELIA TRUST FARM, FIVE MILE LANE, BARRY, CF62 3AS**



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ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

**DESIGN & ACCESS STATEMENT**

**(October 2014)**

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prepared by

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## **Introduction**

1. The proposed development comprises the provision of a horse stables and tack room block for use in connection with the Amelia Trust Farm activities on the Trust Farm's land at Five Mile Lane, Barry, CF62 3AS. A detailed description of the proposed stables construction is provided within paragraphs 5 and 7 below along with the associated submitted documents referred to within those paragraphs.
2. The application site forms part of one of a number of existing fields used for the pasture and riding of horses. It is located immediately to the east of the Trust Farm's main buildings, parking area, and intensive horticultural complex, and is accordingly sited as close to that complex as possible bearing in mind the need for the stables to be located within immediate proximity to the fields used for the pasture and riding of horses. The stables also need to be sited next to the Trust Farm's access driveway for the ease and convenience of any necessary transportation of horses to and from the Trust Farm. That driveway's adjacent hedge provides an additional benefit of greenery screening.

## **Fundamental Objective**

3. The fundamental objective is to site and design the proposed stable block in a manner that:
  - a. Maximises its functional and practicable use in the context of the Trust Farm's overall development and activities; and,
  - b. Minimises its visual impact on the overall character of its farm / countryside setting.

## **Access & Parking**

4. Vehicular and pedestrian access to the application site is gained directly via the Trust Farm access driveway which connects to the classified A4226 Five Mile Lane. The A4226 connects to the classified A48 to the north and to Barry to the south-east. Ample parking facilities are available adjacent to the main buildings complex, although the proposed stables facility will not generate any additional parking other than in connection with any necessary transportation of horses to and from the Trust Farm.

## **Character**

### **Amount & Scale**

5. The proposed development comprises the provision of an L-shaped 4 box and tackroom Ashdown Stables block situated on a concrete base. Its plan details and dimensions are shown on the submitted 1:75 scale floor plan & elevations sheets. An adjoining "servicing" area will also be provided with a road planings surface over terram.

### **Layout**

6. The 1:2500 scale site location plan and 1:500 scale proposed site layout plan together show the relationship of the proposed stables block with its wider and immediate

surroundings. Such location and layout have necessarily taken account of achieving the most appropriate balance between:

- a. The need to be located within immediate proximity to the fields used for the pasture and riding of horses, and to the access driveway;
- b. The need to be located as close as practicable to the main buildings and parking area complex; and,
- c. The need to take advantage of the existing greenery screening opportunity provided by the access driveway's adjacent hedge.

#### Appearance

7. The proposed stables' technical specifications including external finishing materials are provided on the submitted "Ashdown Stables and Sheds Ltd – Stables: Technical Information" sheet. Coupled with the information provided and referred to in paragraph 5 above, this demonstrates that the design style and external finishing materials give the proposed development an appearance that is sympathetic and appropriate to its function and countryside location. Along with the associated hedge screening, this ensures that the proposal will have no unacceptable visual impact on the character of the area.

#### Landscaping

8. It is considered that the existing adjacent dense hedge negates the need for any specific additional landscape planting. No specific landscaping scheme is therefore proposed.

#### Community Safety & Environmental Sustainability

9. The proposed development raises no community safety issues and will be an additional asset to the Amelia Trust Farm which is a highly valued environmentally sustainable facility that provides a range of beneficial activities for the community. It will therefore have no unacceptable community safety or environmental sustainability impacts.

#### Movement To, From & Within The Development

10. Both vehicular and pedestrian movement to, from and within the development will be at a level commensurate with the type of use in question and will not generate any unacceptable highway and transportation impacts.

#### Conclusion

11. On the foregoing basis, it is submitted that the proposed development involves an acceptable type and form of facility within its farm / countryside location. As such, the proposed development:
  - a. Complies with Policy ENV1 (Development In The Countryside) of the adopted Vale of Glamorgan UDP because it is required in connection with the Amelia Trust Farm which by definition is necessarily located within the countryside;

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- b. Complies with Policy ENV9 (Development Involving Horses) of the adopted Vale of Glamorgan UDP because it satisfies all 4 criteria contained within that Policy; and,
  - c. Does not conflict with any other relevant national or local planning policies and guidance.
12. It is accordingly concluded that planning permission should be granted subject to any Conditions that are deemed to be both necessary and reasonable.
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