HPK/2012/0235

15 MAY 2012

Mrs Susanne Hallam
26 School Road
Peak Dale
Buxton, Derbyshire
SK178AJ
Tel: 07740194599
Email: hallam75@hotmail.com

SUPPORTING INFORMATION

&

DESIGN & ACCESS STATEMENT

PROPOSED MENAGE
STABLES AT LONGRIDGE LANE
PEAK DALE
BUXTON
DERBYSHIRE

30TH MARCH 2012

1. **Introduction**

The proposed ménage, or out door riding area, would be for the use of the applicant and her family only. The Applicant has four horses which she uses for pleasure riding and wishes to start competing in some dressage classes. The ménage would be used for training and exercising in a safe environment.
Due to the close proximity of our stables to the industrial estate on waterswallows the HGV'S on all the roads around us has increased massively. The proposed ménage would give us a safe area to ride in.

2. **Policy Background**

2.1 The proposed site is within the green belt and the releventlocal plan policies are:

Policy OC1 - Countryside Development including in the green belt.
Policy OC2 - Green belt development. This policy sets out the overall approach to development in the green belt. Amongst the acceptable forms of development listed in the policy are " essential facilities for outdoor sport and recreation".
OC4 - Landscape character and design.
GD4 - Character, form and design.

2.2 All the above policies have been taken into consideration when developing the proposal.

3. **The Design Process**

The starting point was to identify a suitable site for the ménage. The majority of the site is not level so this narrowed down the areas available to use. The area chosen was the most level piece of land available to the stables.

3.1 Layout and Design

The layout is a 40 x 20 metre rectangular all weather riding area fenced on all sides with a 1.2 metre high post and rail fence. The finished riding surface would consist of a black rubber and silica sand mix. The ménage would be created by a cut and fill operation on the slope (see cross section submitted with application). Drainage would be herring bone pattern.

3.2 Access

There is an existing field gate on to longridge lane and construction traffic would use this.

4. **The Case in Support Of The Application**

4.1 Paragraph 1.6 of planning policy guidance note 2 states that green belts have positive role to play providing opportunities for outdoor sport and recreation near urban areas.
This proposal falls very much into this category. It is a small scale recreation facility which would be used for the personal use of the applicant and her family to exercise and train their horses. This is the applicants hobby and recreation, the property is situated near a busy industrial estate and quarries with large levels of HGV'S using the surrounding roads. The ménage would provide a safe area to ride on.

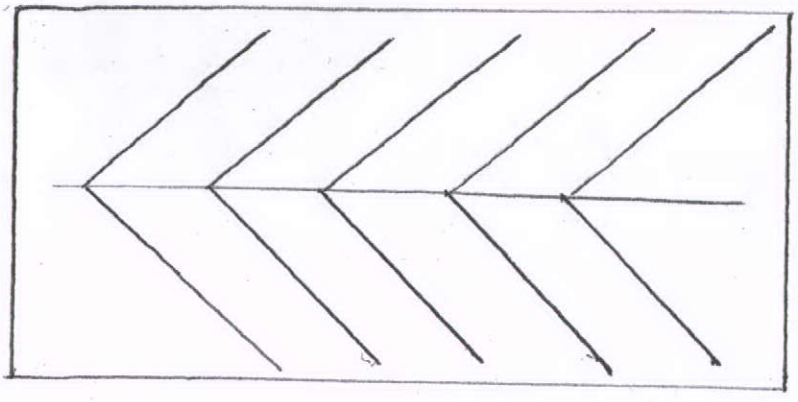
4.2 The proposal would be in keeping with the landscape and location and would preserve the openness of the green belt. The ménage would be cut into the hillside. These factors plus the black colour of the proposed ménage surface would result in the ménage being unobtrusive to the landscape and the green belt.

4.3 Planning permission has been granted in recent years for a ménage nearby also there has been planning permission for large industrial sites within view of the stables namely Buxton water, Lomas Distribution, and the new recycle plant, All of which have brought a large amount of traffic and HGV'S with them.

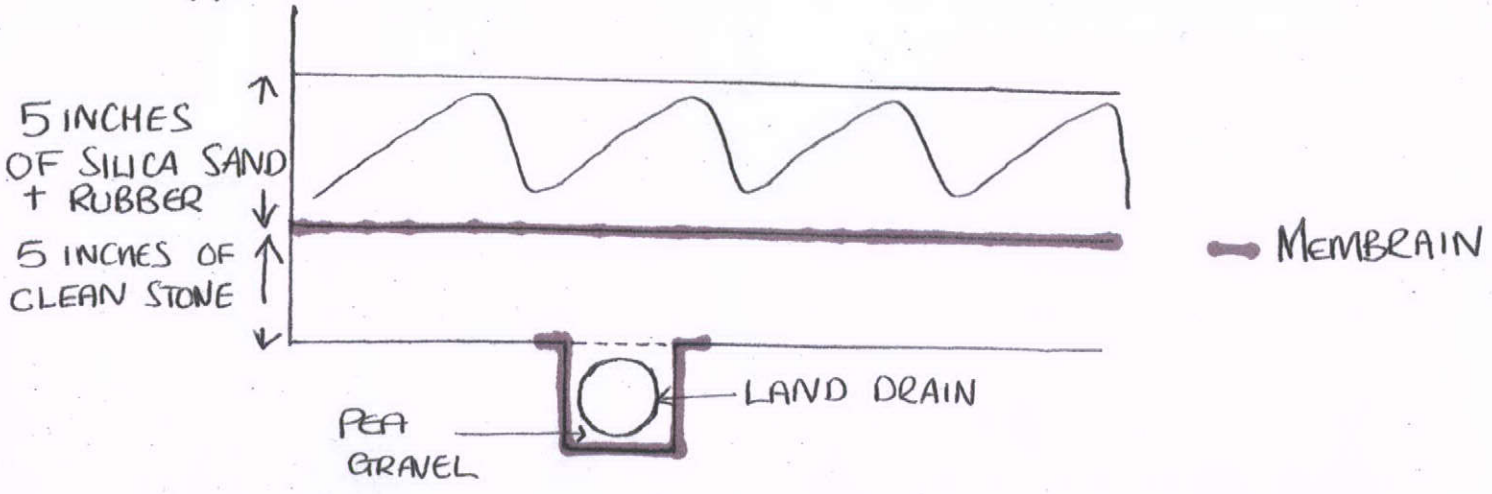
Proposed Construction Of Ménage.

1. Remove top soil down to clay.
2. Level off and fill in.
3. Dig trenches an put in membrane.
4. Put in land drain (100mm perforated land drain).
5. Surround with pea gravel.
6. Top with 5" of clean stone.
7. Lay top membrane.
8. Lay top surface 5" of silica sand and rubber.
9. Fence perimeter with post and rail to a height of 1.2 metres with a 12 foot gate to the entrance.

10. Herringbone Pattern for drainage.



11. CROSS SECTION OF MENAGE

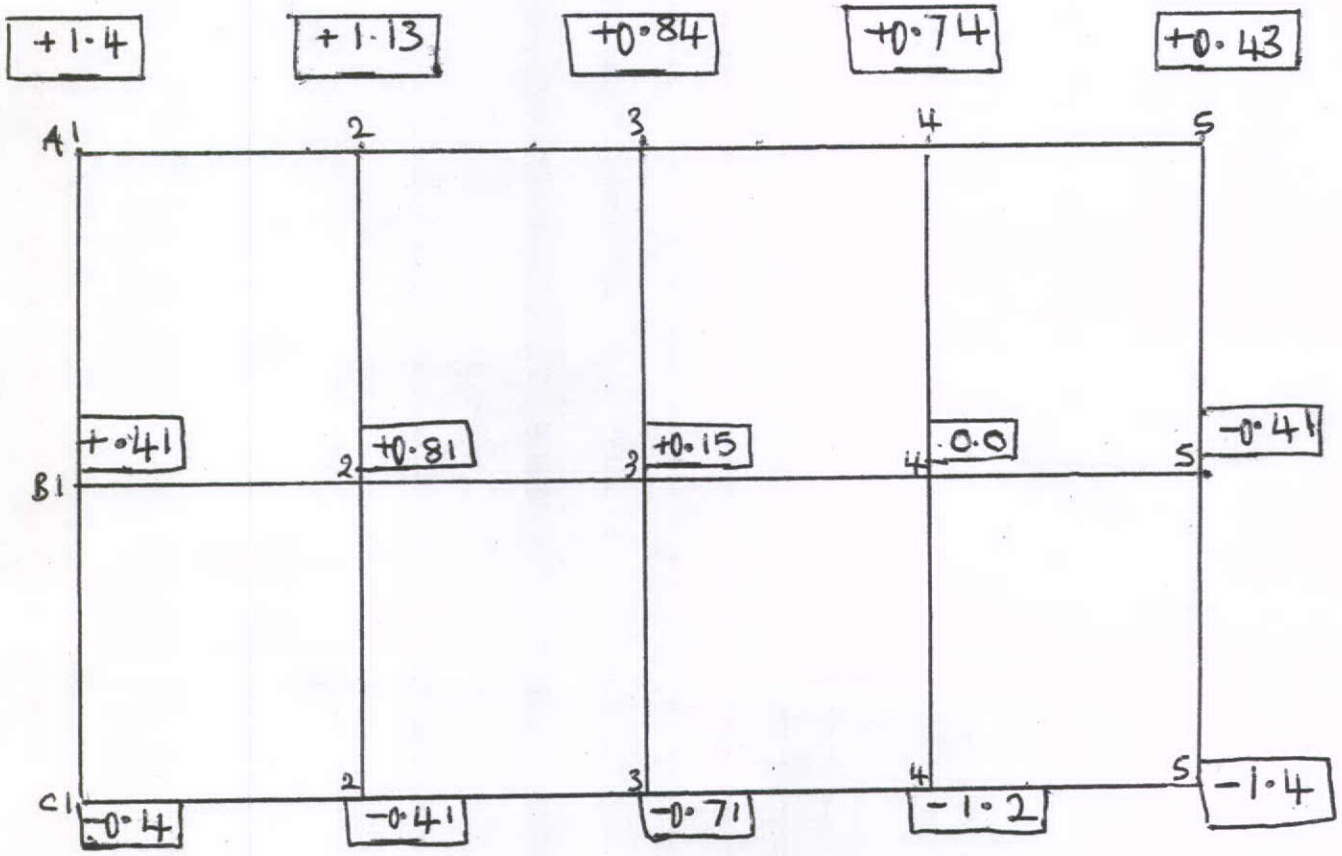


SCALE 1 : 100

SITE LEVEL MATRIX

LONGRIDGE LANE

57 MTRS

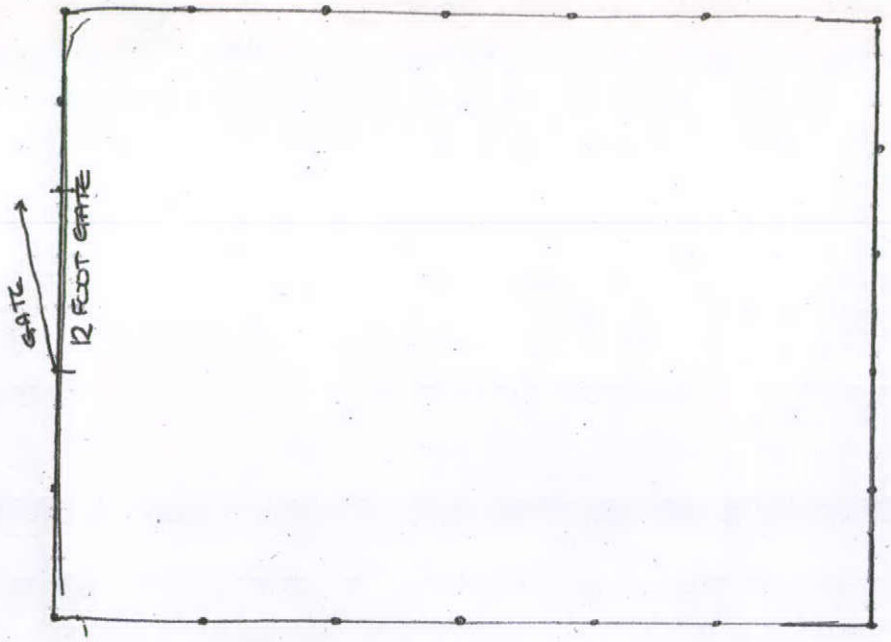


BATHAM GATE ROAD

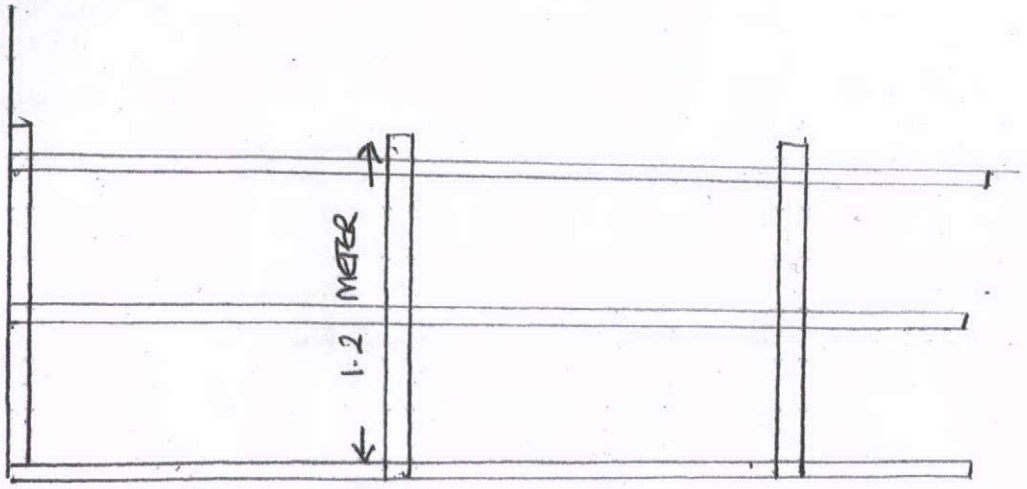
33·5 MTRS

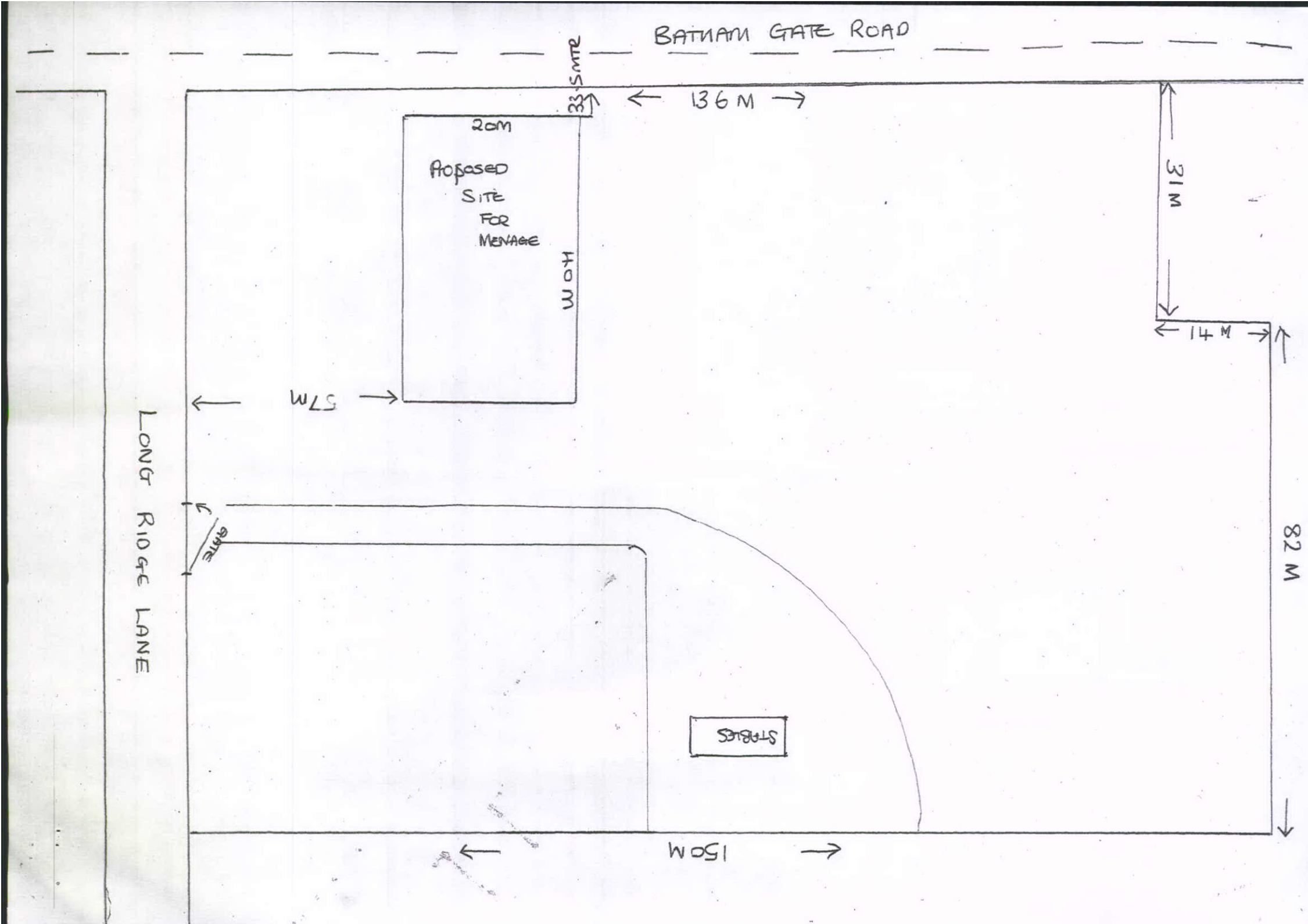
CROSS SECTION OF FENCING

1/ FENCING AROUND PERIMETER TO ALL SIDES



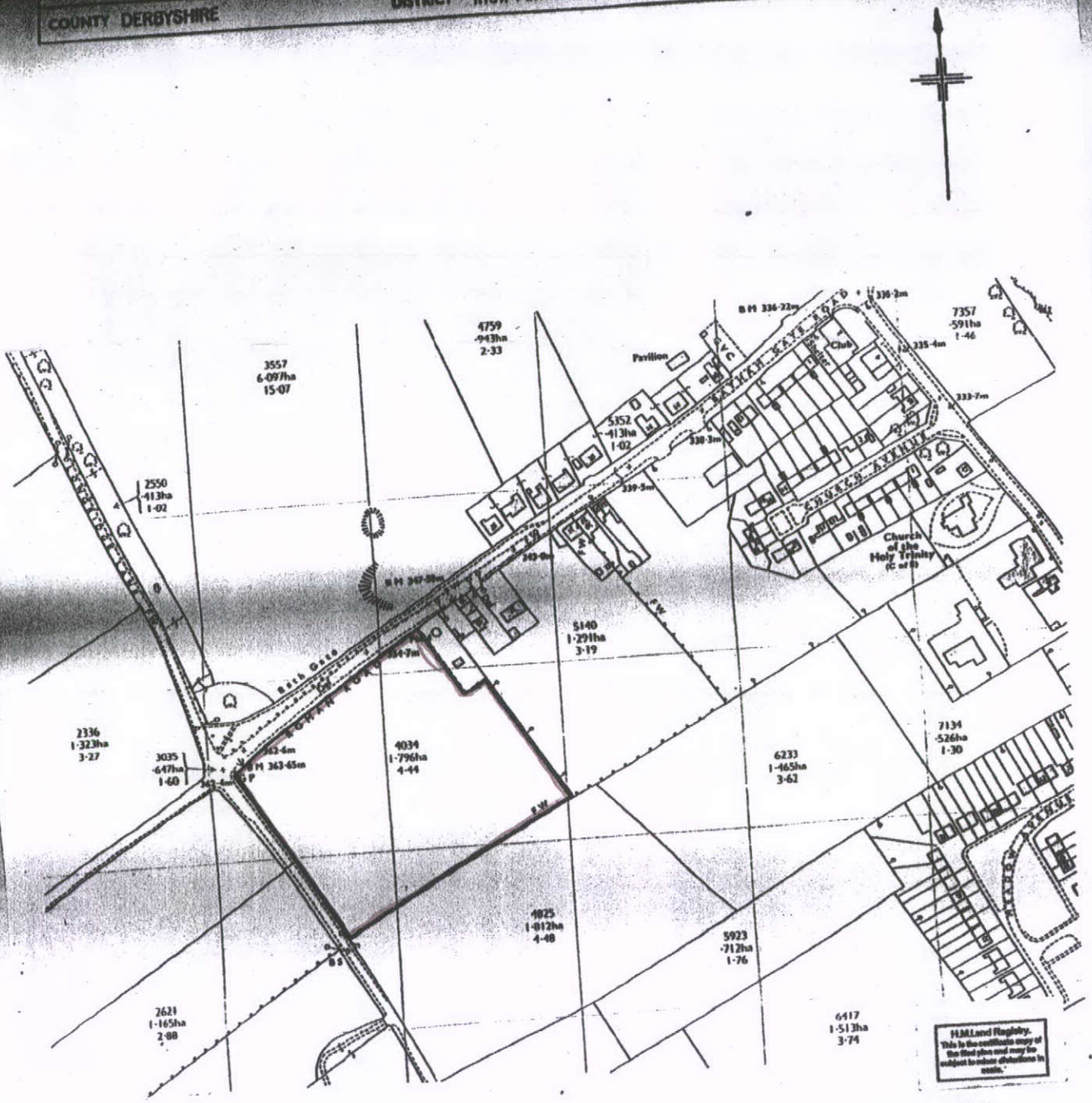
2/ POST AND RAIL FENCING TO A HIEGHT OF 1.2M




BATHAM GATE ROAD
3.5MTR
136 M
20M
PROPOSED
SITE
FOR
MENAGE
W.O.H
31 M
14 M
57M
LONG RIDGE LANE
82 M
STABLES
150M

DY292796

ORDNANCE SURVEY PLAN REFERENCE	SK 0878	SECTION	Scale 1/2500
COUNTY DERBYSHIRE	DISTRICT HIGH PEAK		© Crown copyright 1990



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H.M. LAND
1998

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