

Design and access statement

Retrospective planning permission for the extension of equestrian ménage and associated access track/landscaping

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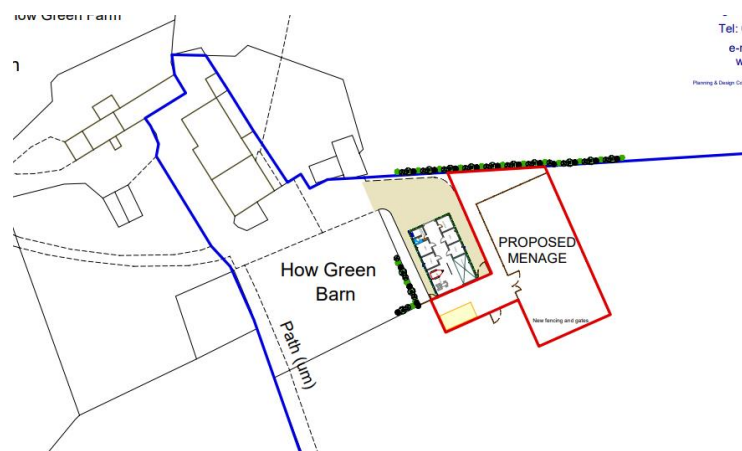
3.0 Summary

1.1 Introduction The proposal comprises of the extension of a previously approved Ménage arena constructed in 2009 ref HPK/2009/0145

Planning approval was granted for a 20 x 40M ménage, the applicant seeks retrospective permission for extending the current arena an additional 20M to the south to create a 20 x 60M ménage, along with extending the current farm access track and timber screening.

The family has undertaken the works without realising permission was required, however we believe that the extended ménage can be justified, complies with the UDP and does not have a negative impact on the character, wider amenity or biodiversity value of the site, we would respectfully request that the application is viewed objectively based on its merits without penalising the non-conformance to planning permission.

The previously approved 20 x 40M ménage is sited next to a stable block and within a cluster of farms, the applicant owns 10 Acres of grazing land accessed to the south of the ménage.



The ménage is used for private use by the family as well as local friends and the use of this remains unaltered.

A 20 x 40M ménage is a common size for small private use and suitable for most principles as a hobby/ novice and intermediate competition rider, However for more advanced competition/sport it is widely acknowledged that a 20 x 40m ménage isn't suitable, particular for international dressage/show jumping. Both sisters complete to national levels in multiple disciplines, competing at events such as Chatsworth horse trails, Badminton grassroutes championships, Houghton hall and somerford park international horse trails, British dressage both local and national championships. The extended 20 x 60M ménage provides a suitable size to safely train, maintain and progress in these disciplines at an international competition level which wouldn't be possible in a 20 x 40m ménage. There are no local facilities of this size accessible without traveling great distances.

1.2 Siting

The previously approved 20 x 40M ménage is sited next to a stable block and within a cluster of farms, the applicant owns 10 Acres of grazing land accessed to the south of the ménage.



The proposal is to extend the ménage in a matching construction by 20M to the south, including for extending the timber wind break/screening and access track as shown below (green shows extended track, blue extended ménage). This is viewed as the most suitable location for the ménage and access track, it follows the current land levels and remains sited next to existing buildings.



The land is greenbelt and as such the UDP policy GRN1 is considered applicable, Greenbelt land should be protected and not developed except for the provision of appropriate facilities for outdoor sport and recreation where it does not affect the openness or character of the land. The proposed location is only visible from the west of the ménage on a public footpath, however owing to the land levels and the partial screening created by the stable block the chosen site does not affect the openness of the land, and being located next to a stable block and cluster of houses does not affect the character of the land.

The proposed ménage extension is required for the private use of both sport and recreation.

1.3 Scale The scale and massing of the proposed Ménage has been designed to fully harmonise with the existing land layout, the increased menage size still looks proportionate to the surrounding land. The scale of the menage is designed to safely allow the applicants family to continue to progress nationally at a sporting level of equestrian competition. This has further been evidenced by supporting statements from highly regarded equestrian sporting and Olympic coaches who confirm the scale is required for the applicants to maintain and progress their current equestrian sport. (see enclosed supporting statements)

1.4 External Treatment Removal of topsoil is necessary to create an adequate sub-base. The land will be made level by cutting and filling the existing ground with the levels made up by using Clean Granular hard-core. Topsoil removed as part of the works will remain on site and used to landscape around the ménage upon completion of the works and re-seeded. The existing track will be extended using chippings to SUDs compliance.

1.5 Building Materials The menage will be constructed to match the existing menage including a free draining stone blanket and a fibre reinforced sand covering Timber kick board (panels) will be used to shutter the ménage to build up materials to the designed height also acting as a barrier to ensure no materials spill out of the proposed ménage boundary. There will be a system of land drains linked across the Ménage to the exiting drainage layer which discharges to a Natural soak-away system which will not impact the natural habitat. The land drains utilised in this scheme will be perforated plastic backfilled with clean granular hard-core. Post and Rail fencing to match the existing has been extended to provide both a wind break and natural screening.

1.6 Landscaping Where excavation has taken place the topsoil removed will be used to landscape around the excavation upon completion and re-seeded. In terms of excavation the soil will be cut and filled to create a level surface; the choice behind this was to ensure minimal excavation is performed to create a level surface. A low Hawthorne hedgerow will be planting as detailed to the areas where the Ménage may be visible to the public, the choice in vegetation is non-poisonous to the animals on site and matches surrounding farm landscaping in the area.

1.7 Lighting We do not propose to use any lighting in this scheme.

2.0 Access Statement

2.1 Specific Access Issues No additional access is proposed all existing ingress and egress will remain as is.

2.2 Approach Route The pedestrian and animal approach route to the proposed Ménage will be off the existing yard area, the access track has been extended to accommodate the new enlarged menage and provide access to adjoining fields owned by the applicant

2.3 Parking Provisions There will be no parking provisions as part of this application-existing provisions will remain the same.

2.3 Summary

Section 11 of the National Planning Policy Framework sets out that 120. Planning policies and decisions need to reflect changes in the demand for land, agricultural land for material and food production is not in high demand and recent changes to farming subsidies will create greater challenges, section 121. States local authorities should take a positive approach to applications for alternative use of land, this application is simply to extend a ménage to allow the applicant and land owner the suitable space to safely continue to use the site and the land afforded to the applicant, This is a sustainable use to open space and whilst equestrian activities are not broadly seen as farming and agricultural they place a very important role in creating a demand for open countryside and grassland, something which high peak borough council should embrace to preserve the greenbelt and countryside.

The applicant has demonstrated a justified need for the extended menage, the extended menage allows for a sustainable use of greenbelt in compliance with the NPPF, and with the introduction of some strategic landscaping could be an improvement over the previously granted permission.



Ariel image of the 60 x 20M ménage



Image of the 60 x 20M ménage taken from the public footpath running through the applicants land.



Image of the 60 x 20M ménage