

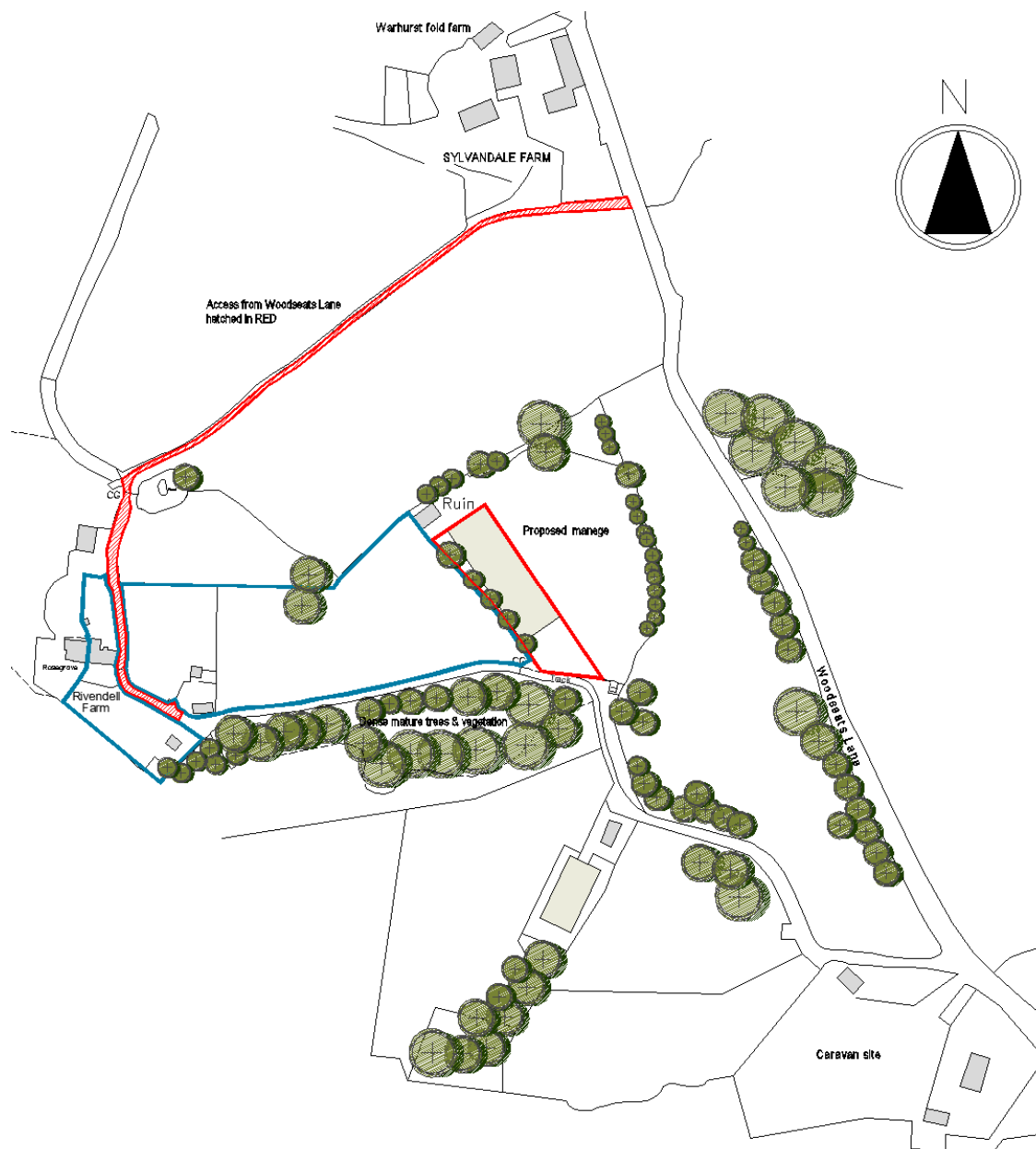
DESIGN AND ACCESS STATEMENT

DEVELOPMENT:

Construction of an all-weather equestrian arena (manege)

LOCATION: Land at Rivendell Farm, Woodseats Lane, Charlesworth, SK13 5DT

DOCUMENT REF: DAS-003/V01



INTRODUCTION AND BACKGROUND

This application seeks the relocation and construction of an all-weather equestrian manege previously granted full planning consent under HPK/2021/0011.

The applicant's daughter is very involved in dressage. She is a member of British Dressage and is determined to move through the dressage ranks. To currently practice, the applicant transports the ponies to arenas they have to hire.

This is all extremely time consuming, expensive, and impractical. Where time and expense could be better spent by having access to an arena at home.

She cannot practice on grass or fields because she needs a suitably sized clearly defined arena providing a flat and safe surface to prevent injuries.

The new Arena will enable ponies to be outside where they may stretch and exercise without being subjected to the worst of winter ground conditions. Such exposure may manifest into unfortunate health issues.

The amount of grass horses and ponies have access needs to be restricted in order to prevent them contracting laminitis and colic. The applicants Ponies had previously suffered health issues during the winter months due to prolonged exposure to muddy fields. The ponies are unfortunately prone to developing abscesses brought about by muddy, wet conditions.

DESIGN AND ACCESS

USE

The relocation and construction of an all-weather equestrian arena (manege) to the north-east of its current location adjacent stabling barns will provide a safe, all year round, facility to exercise horses at home. It will fulfil the importance to provide a safe turn out space to permit stabled horses to safely exercise throughout the winter months.

AMOUNT

20m x 60m manege (1200 sq/m) which is a standard size for such facilities.

LAYOUT

The new location is described within the submitted supporting Planning statement. The proposals are shown on the following accompanying drawings:

L1-001 - Location Plan

L1-002 – Proposed contextual site location Plan

L2-150 – General Arrangement / Plan layout – Proposed cut and fill.

A2-200 – General Arrangement / Key sections – Proposed extent of cut and fill

L2-160 – General Arrangement - Proposed Elevations & Details

APPEARANCE

A manege comprises of construction work partially below ground level (stone base, land drainage etc.) with an all-weather surface. The fencing which surrounds the proposal remains at 1.4m high above ground level – this is below the height of fencing which is allowed under permitted development.

The appearance within the countryside is not visually intrusive with the new location as it is partially set below the immediate surrounding fields and ground levels.



The applicant proposes the use a surface which is light in appearance (shown above) – an equine (silica) fine sand / rubber chippings mix. Other alternative colours and compositions are available should this be considered to be a concern.

ACCESS

There is no proposal, or requirement, to alter the existing access arrangement shown upon drawing L1-002 – Proposed contextual location plan.

RELEVANT LOCAL & NATIONAL PLANNING POLICIES

Local Plan (Adopted 2016)

EQ2 – Landscape character
EQ3 – Rural Development
EQ4 – Green Belt
EQ6 – Design

National Planning Policy Framework (Revised Feb 2019)
Sections 12 (Design) and 13 (Green Belts).

The proposed development & location accords with both national and local planning policy. It would not result in an adverse impact on the biodiversity of the area.

SUMMARY

The new proposed location is in the Green Belt and does not involve construction of a building however provides an appropriate facility for outdoor recreation (i.e. equestrian uses).

The manege is not deemed to amount to inappropriate development in the Green Belt and therefore will not harm the openness of the Green Belt. The new location is reasonably flat and sectional drawings are submitted with the application to illustrate a small amount of cut and fill is necessary to create a safe flat surface.

In terms of appearance, the surface material would contrast with the surrounding green fields and open area, but as the development is flat, it would not visually be intrusive within the surrounding rural area. – alternative surface materials and colours are available.

The proposed fencing is typical in terms of height, design, and materials suitable for a manege - whilst maintaining the character of the rural area. The manege will remain private for use solely by the residents of Rivendell Farm.

The development is not associated with any intensification of equestrian use for the land and therefore will not lead to any significant increase in noise, disturbance, or privacy.

As proposed, the manege will not be raised above surrounding ground levels and therefore would not lead to a higher degree of overlooking from other properties.

The development does not affect any neighbours or reduce the neighbouring amenity and will complement the character of the area given that the proposal is effectively agricultural in its external design.

The position and layout reflect the characteristics of the land and take account of the levels and landscaping. The design and choice of construction materials comprise: -

- The Manege topping comprises sand and rubber chippings.
- The boundary treatment will be timber post and rail fencing.
- The scale, mass and citing for the new proposal is in keeping with the surrounding land.
- No heritage assets are affected by the new proposal.
- The site is accessible from the highway via Woodseats Lane – depicted upon the application drawings.

The new location will maintain access for emergency vehicles. The parking and access arrangements are unchanged.

The proposal would not amount to inappropriate development in the Green Belt and with the design intent for "*nestled into the landscape*", does not harm the visual and residential amenities of the area.

The proposal therefore will comply with both the Local Plan and the government planning guidance in the NPPF.