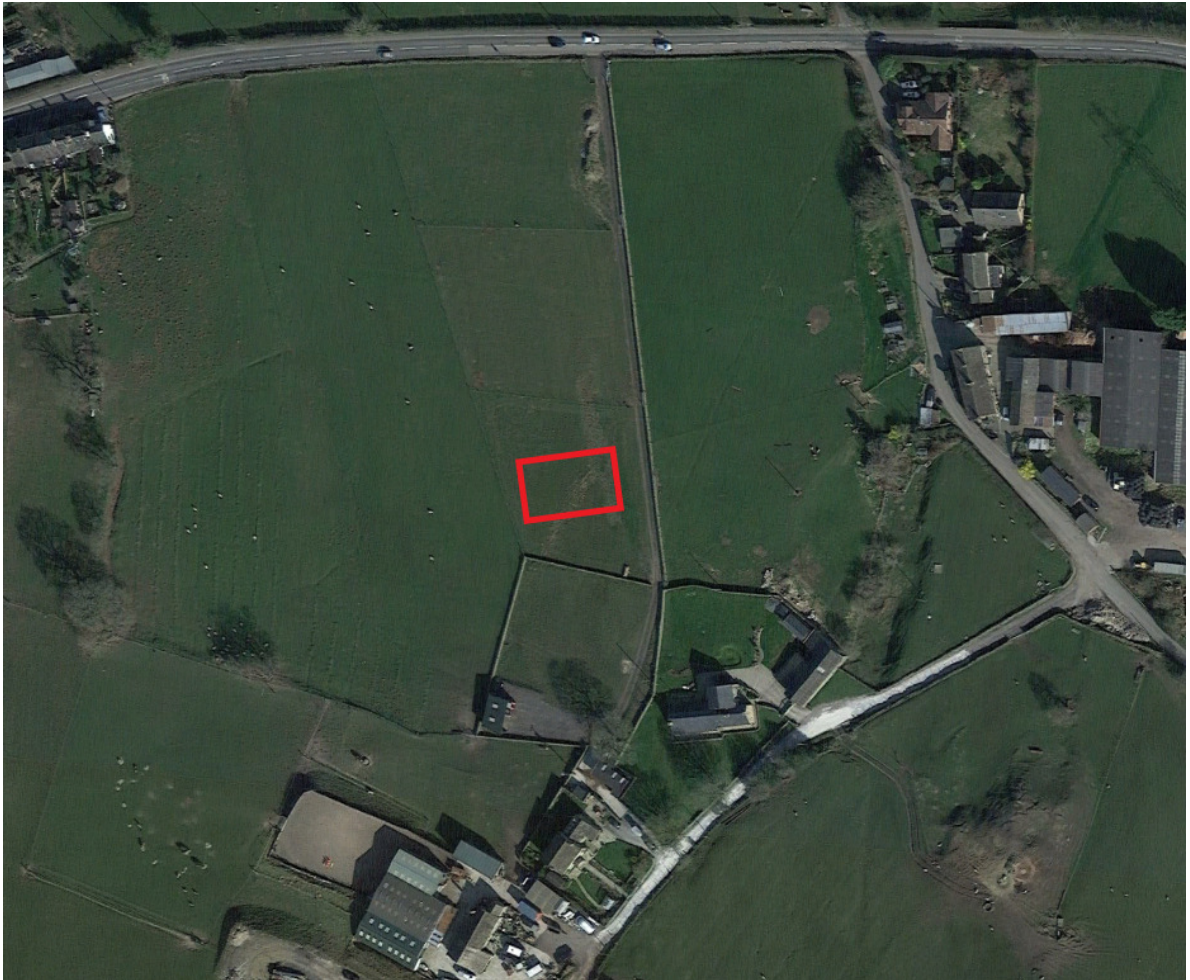


LAND AT HIGH ASH HOUSE, SANDY LANE, CHISWORTH, SK13 5RZ

CREATION OF MENAGE FOR PERSONAL USE

PLANNING STATEMENT ~ HPK/2023/0267

SEPTEMBER 2023



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1 BACKGROUND

- 1.1 This statement is submitted on behalf of L and G Williams, to accompany the planning application ref HPK/2023/0267 which seeks consent to construct a menage on their land on which they can exercise their two family horses during inclement weather, with the site edged by a red line in the aerial view on the cover of this statement in which the existing stables for the horses can be seen in the paddock area to the south.
- 1.2 This document provides a description of the application site as well as describing the menage, before then reviewing the relevant planning policies, assessing the proposal and presenting conclusions.

2 THE SITE

- 2.1 The site is a field area which stands between the home of the applicants with its associated yard and stables to the south, and the road some distance away to the north. The land slopes from the south down to the road at the north, and the position of the menage is denoted by the shaded rectangle edged by a red line in the location plan extract provided below at Figure 1:

Figure 1: Extract from the Submitted Location Plan



- 2.2 Views of the site or its associated land levels from any public vantage points are limited due to the topography of the land, as demonstrated by the view taken from the road to the north provided below at Figure 2:

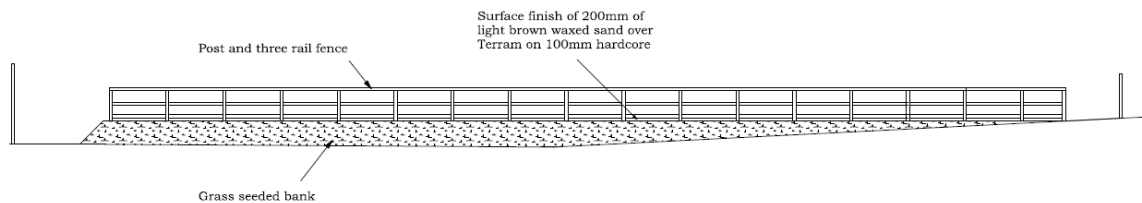
Figure 2: View of the Application Site



3 THE PROPOSED MENAGE

- 3.1 The scheme seeks to provide a menage measuring 25 metres by 32 metres on an area of the applicants' land which is the most level area, to ensure that the associated cut and fill which is nearly always required for this type of use is kept to a minimum. The menage will be used only by the applicants' family to allow their two horses to be exercised outdoor during inclement weather.
- 3.2 An extract from the proposed section plan to depict the south elevation and indicating the relevant areas of cut and fill to each end is provided below at Figure 3, illustrating the post and rail fence around the area and confirming that any new areas of slope associated with the menage will be seeded with grass.

Figure 3: Extract from the Submitted Section Plan



- 3.3 The surface of the menage will use the standard approach for this type of area, comprised of a hardcore base with sand over a suitable terram membrane, with rubber particles also utilised if required.

4 RELEVANT PLANNING POLICIES AND GUIDANCE

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The National Planning Policy Framework (NPPF) of July 2021 commits to achieving sustainable development at Paragraph 7 with the subsequent Paragraph 8 establishing that there are three overarching objectives, namely:
- Economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - Social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
 - Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.3 Paragraph 8 of the NPPF stresses that the three identified objectives are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.

- 4.4 In regard to development in the Green Belt, Paragraph 137 of the NPPF recognises that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence, with NPPF Paragraph 138 confirming that the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.5 NPPF Paragraph 148 confirms that substantial weight should be given to protecting the Green Belt, although Paragraph 149 establishes certain exceptions where new development is acceptable such as the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor recreation, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 4.6 The use of the land for the proposed purpose is therefore in line with the NPPF's objectives in regard to sustainable development and will not have any adverse impact on the Green Belt, with the menage requiring an area of open land for it to be provided in connection with outdoor recreation.
- 4.7 In addition to national guidance, regard has been paid the objectives of the local planning policies contained within the High Peak Local Plan of April 2016. Policy EQ3 'Rural Development' of the Local Plan seeks to support equestrian development where it does not have an adverse impact upon the character and appearance of the area, along with supporting such recreational uses.

- 4.8 In this respect, the scheme retains the openness of the area and thereby avoids any adverse impact on the Green Belt. The menage therefore represents an entirely acceptable use of land within the Green Belt and is in line with the Local Plan policies operated by the Council for such areas as well as the National Planning Policy Framework.

5 ASSESSMENT AND CONCLUSIONS

- 5.1 The menage proposed is a form of acceptable development for outdoor recreation which is commonplace within the Green Belt as it allows owners and riders to exercise their horses all year round. The issues experienced by the applicants where their land becomes waterlogged during the winter is an increasing problem, and so the proposed menage will alleviate this difficulty and allow the horses to leave their stables to the benefit of their wellbeing.
- 5.2 The formation of the menage is appropriately sited on the most level part of the applicants' landholding and is located away from any residential properties to ensure it has no impact, with the horses simply being led or ridden from their existing stables to the south to the menage for their exercise.
- 5.3 It is not therefore considered that the proposal causes any harm to the openness of the Green Belt and that permission can be granted accordingly subject to appropriate conditions as deemed necessary by the local planning authority, perhaps to include landscaping via hedge planting outside the perimeter of the menage if so required.
- 5.4 It is trusted that the Council will grant consent for the proposal given the information provided, but if any issues are identified these should be raised with the agent for the scheme at an early stage in the determination period to allow for discussion and agreement.