

PLANNING SUPPORTING STATEMENT

| | |
|------------------|--|
| location | Land adj Springfield Barn, Fieldhead Lane, Holme, Huddersfield, HD9 2QJ. |
| application | Formation of Agricultural Practice Arena |
| client/applicant | MS. C. Heppenstall & Mr. J. Utleby |
| job number | 24/967 |
| date | January 2024 Rev A April 2024 |

Ltd
PAUL MATTHEWSARCHITECTURAL

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm

Brow Lane

Holmfirth

HD9 2RJ

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Existing Site

The existing site consists of the host dwelling, Springfield Barn, with adjoining land.

The host property, Springfield Barn, is a semi-detached dwelling, a previously converted barn. Built from stone with a pitched stone slated roof.

The CPH (County Parish Holding) number for the farm is 49/544/0369.

The property appears to have had previous alterations/extensions over the years. There is a small agricultural workshop/shed to the North of the dwelling and 2 small containers and a small field shelter/stable located to the North East of the dwelling. These provide shelter for the mule and provide the required storage for tools, equipment and feed/bedding for the mule.

The application site is served by access off Fieldhead Lane.

The applicants wish to continue to train, practice and exercise their mule to work the land for agricultural purposes, this mitigates the requirement of a tractor and other machinery. This requires a suitable space to train that does not become inaccessible in the winter months. Mr Utley also intends to use his mule to provide ground maintenance for other local smallholders/farmers and to show the mule as an agricultural working equine.

The passports for the mule and horse that provides companionship for the mule, can be found within Appendix A of this report. The applicants intend to purchase a further mule to create a working team, this, on arrival of the mule, will see the sale of the horse.

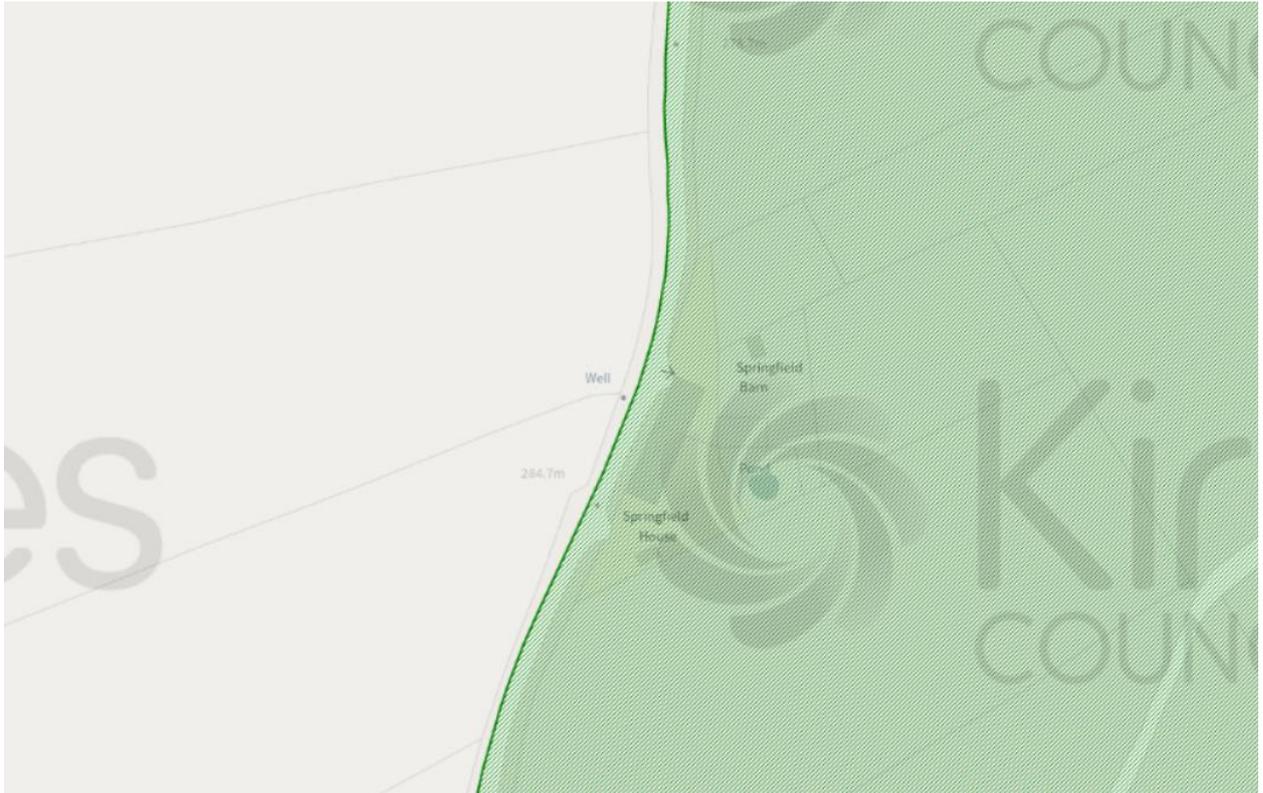
The mule is used for agricultural tasks, such as but not limited to; harrowing, pulling a cart, dragging items, pulling chain harrows, ploughing, pulling rollers, assisting with land drainage installations and moving equipment such as stone for dry stone wallers on hard to access sites unsuited for large plant and machinery.

The applicants wish for their own practice arena (18m x 38m) to use for their own private training of the mule where dead weights will be attached and the mules can be trained. This all-weather arena will provide a much safer environment to train in all year round and in all weather, whilst also resulting in not requiring mechanical interventions of tractors etc. Providing a better solution for the environment.

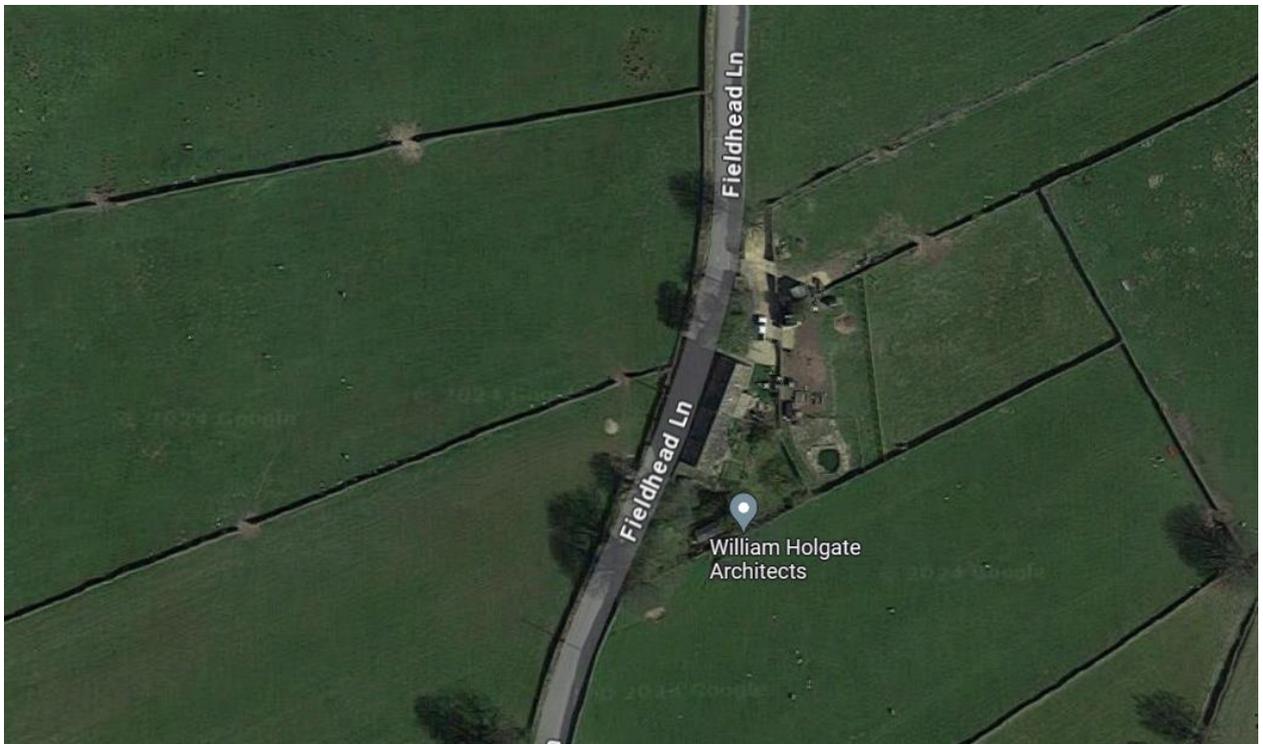
The land is water logged prone, as can be seen on photos within Appendix B. Rushes are evident on the land and adjoining land which also suggests a excessive water level. This for such practice and tasks is not suitable for 6 months of the year (Sept – March).

We contend the space separation ensures this proposal has no detrimental impact on the residential property, adjoining the applicants. Please note the mule and horse are already on site and have been for some time.

The site falls within the greenbelt, outside the Holme conservation area and not within the nearby Peak District.



The application site;



Proposal

The proposal is for an agricultural practice arena which will be used to train and manage mules that can then work agricultural land. The applicants own land, agricultural land of others and also be put in to practice at shows, such as the great Yorkshire Show, Emley show, Honley show, etc. for agricultural use only in conjunction with the applicant's land.

The applicant, Mr Utley, was previously in the Household Cavalry (Mounted Division), a Remount rider who performed 3 Trooping of the Colours, the last one being as number one in the Queens' retinue.

Mr Utley was a farrier for several years until being injured whilst working in 2014 which resulted in him becoming blind and registered disabled.

Mr Utley has retained his intense equine interest and has partly fulfilled a life dream of owning and training a mule for such agricultural purposes as pulling a cart, harrowing and field carting and other tasks.

The applicants are now actively seeking another mule to break in and train in similar fashion to demonstrate the versatility of using mules for agricultural purposes rather than using a fossil fuelled machinery.

The proposed arena is to be used for agricultural purposes only and is required due to the current fields becoming unusable during autumn and winter months, as can be seen in the images within the appendix of this document.

The proposed arena is required to provide a usable space year-round to train mules which will ultimately carry out agricultural tasks on agricultural land in the locality. The poor quality of the land (under water) can be seen on photos within Appendix B of this document. The mules will assist in helping restore this land, aiding land drainage and manoeuvring stone to assist in repairing and rebuilding dry stone walls to the boundaries.

The size of the proposed practice arena is commensurate with the applicant's mule and turning circles when pulling dead weights (part of the practice series). It is smaller than the '*standard*' recommended size for a single horse. The proposed surface will be sand and fibre topped with a frost resistant fibre topper due to the altitude/exposed location.

The 38 x 18 (standard size for a horse arena is 20 x 40) is the size required to train mules.

The proposed arena will be used for the applicants' own mule for all weather agricultural training.

The arena will avoid the need to travel for schooling and training elsewhere when the current ground/ground conditions are unusable during the autumn and winter months which can be for 6 months of the year.

Given the topography, land available, and proposed size of the arena it is prudent to orientate it length ways; 38m length running on the X axis (South West to North East). This reduces the extent of engineering ground works required as part of the proposal.

To further reduce the extent of ground works/engineering operation we propose a cut and fill arrangement where the arena will be partly sunken and partly elevated above existing ground levels to reduce the overall impact/massing.

The drystone wall to the north of the field is in a state of disrepair, this will be reconstructed as part of the overall proposals. The opposing boundary wall has already been rebuilt by the applicant. This, we contend, demonstrates a good ethos and one that respects and protects the locality and creates a wildlife corridor for a whole range of insects, mammals and wildlife.

The decision to place the proposed arena in this location was determined by the proximity to existing storage/stable, to maintain distance from the neighbouring property and to provide the most secluded location when viewed from public viewpoints. The proposed arena will not be visible from the highway adjoining the site given the topography.

This ensures minimal impact on the Green Belt setting. We contend the proposed location is the most suitable position for the arena.

The location of the arena, partly cut into the natural land levels assists in reducing the impact and massing. It is intended the topsoil will be stripped with a suitable sub-base formed incorporating drainage. This will result in a cut into the land levels of circa 1.9 meters. As indicated, the proposed arena is offset from the field boundary wall by circa 1.2 meters from the dry-stone boundary wall. This will enable the dry-stone wall to be retained and repaired, with a battered/excavated slope of circa 45 degrees to the proposed arena. It's important to note the battered bankings to the sides (North West and South East) along with the bottom banking (North East) will be grassed with a native grass seed to blend in with the adjacent grassed fields.

It is proposed that the arena will have a traditional timber post and rail fence to the full perimeter with gated access to the arena.

Views from the roadside will not be directly of the arena due to the cut/reduced level. Distant views from across the valley will be minimal due to the size/width of the arena, the re-seeded grass banking to the North East side, the backdrop of raising land and reconstruction dry stone walls to the North.

Drainage

The proposed surface of the arena is porous. Within the build-up of the base a herringbone drainage system is incorporated to ensure adequate drainage. It is also proposed to enhance the drainage within the land itself, this is a separate proposal and doesn't require planning consent.

Pollution / Noise Control

The immediate locality is remote with sporadic other farms and houses scattered along Fieldhead Lane.

Equine use is prevalent in the Holme Village and Holmbridge locality. Recent stables in the form of an American barn can be seen up the West of the site, within the Peak District National Park (off Meal Hill Road).

Given the proposed use of the arena is for training - noise, smells and flies will not be an issue. The arena will be kept clear of muck. It is important to note noise from mules is not as common as noise from other equines (horses and ponies).

Taking into account the exposure, existing presence of mule storage units and field shelter we contend that this proposal will not create any pollution or noise control issues. The volume of muck and how this is dealt with will also remain unaffected.

Lighting to the arena does not form part of this application therefore light pollution is not an issue.

Scale of Development

The overall scale of the development has been carefully considered and fits in well with the topography of the land, the dry-stone walls feature and assist in screening the proposals whilst also providing some shelter for the applicant's use of the arena. No trees will need to be removed as a result of this application.

Layout & Highways

Access to the arena will be through an existing field gate and will see a further existing gate relocated. The location of the existing gateway, to be relocated, will be walled up in dry stone walling. Access to the replacement stables and land will remain unaffected.

It is important to note this proposal will not reduce the vehicular movements as a result of the proposed arena. More practice/training will actually be carried out on site which will reduce the movements to and from the site (on foot and via a horse box/vehicle).

As noted on the map extract overleaf, there is one nearby PROW, this is a significant distance from the application site and will not be affected by the proposals.



Planning Policy

The National Planning Policy Framework (NPPF) sets out within paragraph 133 that *“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.”* Paragraphs 143 and 144 of the NPPF also states that *“inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*

The proposed arena represents a personal agricultural use, therefore this proposal, we contend is acceptable when considered in relation to the environmental benefit of removing the need of tractor and heavy machinery use and the applicants’ intention of promoting the use of mules for agricultural purposes.

These points are also reflected within Kirklees Local Plan Policy, LP56. This refers to appropriate facilities associated with outdoor recreation. *Such facilities will normally be acceptable, as long as the openness of the Green Belt is preserved and there is no conflict with the purposes of including land within it. This should ensure that;*

- a. The scale of the facility is no more than is reasonably required for the proper function of the enterprise or the use of land to which it is associated*
- b. the facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas.*

c. in the case of all-weather riding arenas or other facilities for the exercising of horses, the degree of engineering operation required and the resultant regrading of land, including any earth mounding and retaining structures, does not result in incongruous or discordant landform out of character with its setting that cannot be mitigated through the use of appropriate hard and soft landscape techniques.

The passport of the applicant's mule is within Appendix A of this document. The proposed arena is smaller than the basic requirement for a horse and has been located in a way that its visual impact is reduced.

The proposed arena, specifically the size, has been arrived at in relation to the applicant's mule, the land holding and the intended training use factoring in turning when pulling a deadweight when training.

The location of the arena, where a level base is clearly difficult to achieve given the natural topography of the overall holding – is the flattest area, alongside a wall/field boundary which has been determined as the most appropriate and discreet location, which in turn negates extensive ground works.

We contend the proposals and use will not negatively impact on the openness of the greenbelt setting.

With regards to residential amenity, Local Plan Policy LP24 states *that proposals should ensure that a high standard of amenity is achieved for neighbouring occupiers*. Given the historic, existing and continued equine/livestock use of the land we contend there will be no negative impact. This, in conjunction with the topography, ensures there is no material impact on amenity in terms of noise or odour. As such we contend the proposal has an acceptable impact on residential amenity and would therefore accord with Policy LP24 of the Kirklees Local Plan.

With regards to highway safety, we contend this proposal enhances highway safety given the reduction in the number of vehicle movements that will be required if the mule/mules are to replace farm and/or agricultural machinery. Vehicles associated with agricultural work are usually large and slow moving, these movements will be negated if this application is supported/approved.

Conclusion

We contend the proposals will not affect the openness of the green belt due to their size, location and design.

The proposals are within the accepted guidelines of development in the green belt (essential facilities for outdoor sport/agricultural).

We feel the development is in-keeping with its surroundings and does not detract from the area and both elements are within the NPPF guidelines.

Mr Utley is incredibly proud of his mule and its capabilities. From a mule that one could not get near to the now broken in mule is very impressive. Mr Utley would be more than willing to illustrate the capability of the Mule for undertaking a variety of agricultural operations safely and with ease.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

Mule passport

SECTION I

**Part A - Identification Details /
Partie A - Données d'identification**



LEISURE HORSE IRELAND
IRISH DONKEY STUDBOOK

HOLOGRAM AUTHENTICATION



TAMPERING WILL VOID

(4) Unique Life Number (15 digits) /
Numéro unique d'identification valable
à vie (15 chiffres):

372003006875021

(5) Transponder Code / Code du Transpondeur:
372140316875021

(6) Alternative Method /
Méthode Alternative: **N/A**

(7) Parentage Tested (DNA) /
Origène Preuve (DNA): **NO**

(1)(a) Species / Espèce: **ASININE**
(1)(b) Sex / Sexe: **FEMALE**
(2)(a) Date of Birth /
Date de Naissance: **01/01/2015**
(2)(b) Country of Birth /
Pays de Naissance: **IRELAND**

(3) Description / Signalement:

| | |
|---------------------------------|--|
| (3)(a) Colour / Robe: | BROWN |
| (3)(b) Head / Tête: | LIGHT BROWN COLOURING ON MUZZLE AND AROUND BOTH EYES. MID LINE WHORL MID NASAL BONES. |
| (3)(c) Foreleg L / Ant. G: | NO WHITE LEG MARKINGS. |
| (3)(d) Foreleg R / Ant. D: | NO WHITE LEG MARKINGS. |
| (3)(e) Hind Leg L / Post. G: | NO WHITE LEG MARKINGS. |
| (3)(f) Hind Leg R / Post D: | NO WHITE LEG MARKINGS. |
| (3)(g) Body / Corps: | LIGHT BROWN COLOURING INSIDE BOTH THIGHS. |
| (3)(h) Markings / Marques: | NONE. |

(8) Issued to / Délivré à:

**MARY HARTIGAN
KILCARA
DUAGH
LISTOWEL
CO. KERRY V31 D798**

(9) Date:

01/06/2021

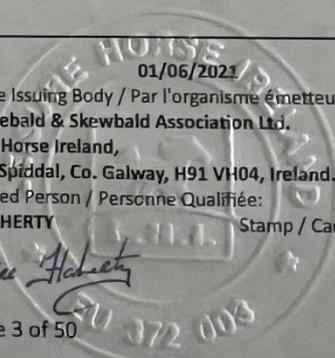
(10) By the Issuing Body / Par l'organisme émetteur:

**The Irish Piebald & Skewbald Association Ltd.
t/a Leisure Horse Ireland,
Furbo Hill, Spiddal, Co. Galway, H91 VH04, Ireland.**

(11) Qualified Person / Personne Qualifiée:

CLAIRE FLAHERTY

Stamp / Cachet:



Details of Ownership

SECTION IV

For competition purposes under the auspices of the Fédération équestre Internationale (FEI) the nationality of the horse is that of its owner.

On change of ownership the identification document must immediately be lodged with the issuing body, organization, association or official service, giving the name and address of the new owner, for re-registration and forwarding to the new owner.

If there is more than one owner or the horse is owned by a company, then the name of the individual responsible for the horse must be entered in the identification document together with his nationality. If the owners are of different nationalities, they have to determine the nationality of the horse.

When the FEI approves the leasing of a horse by a national equestrian federation, the details of these transactions must be recorded by the national equestrian federation concerned.

SECTION IV

1. Pour les compétitions, la nationalité du cheval est celle de son propriétaire.

2. En cas de changement de propriétaire, le document d'identification doit être immédiatement remis à l'organisme émetteur, avec le nom et l'adresse du nouveau propriétaire, pour être enregistré et transmis au nouveau propriétaire.

3. S'il y a plus d'un propriétaire ou si le cheval est possédé par une société, le nom de la personne responsable du cheval doit être inscrit dans le document d'identification, avec sa nationalité. Si les propriétaires ont des nationalités différentes, ils doivent préciser la nationalité du cheval.

4. Lorsque la FÉI approuve la location d'un cheval par une fédération équestre nationale, les détails de ces transactions doivent être enregistrés par la fédération équestre nationale concernée.

Date of registration, by the organisation, association, or official service /
Date d'enregistrement par l'organisation, l'association ou le service officiel.

Name of owner

Address of owner

Nom du propriétaire

Adresse du propriétaire

Nationality of owner

Nationalité du propriétaire

Applied

01 JUN 2021

**JOHN UTLEY
SPRINGFIELD BARN
FIELDHEAD LANE
HOLME HOLMFIRTH
HD9 2QT
OWNER ID: 19995**



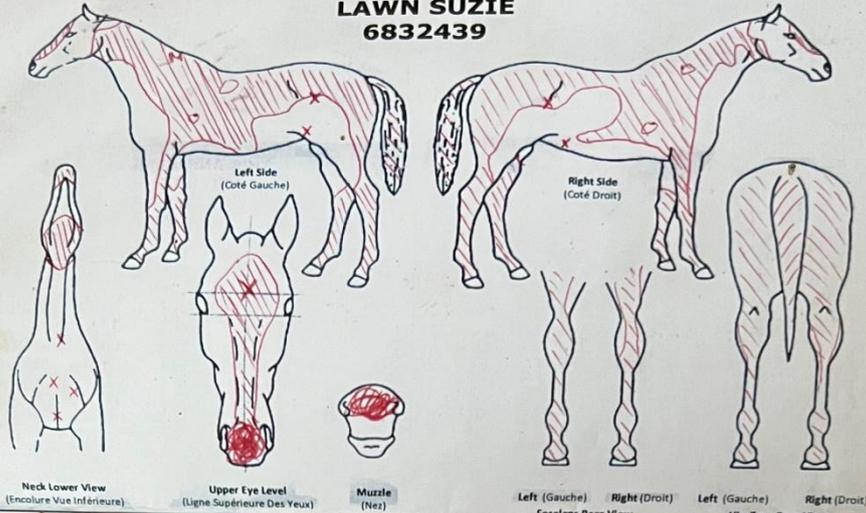


Leisure Horse Ireland
Irish Plebald & Skewbald Studbook

Section 1 B

Marking Chart (Signalement Graphique)

LAWN SUZIE
6832439



Species: Equine Asinine
 Colour (Robe): Skewbald Sex (Sexe): F Year (Anne): 1 2009 Height (Hauteur): 142 cm
 New Microcl (Micro Plaqu): 372140318832439

| | |
|---------------------------------|--|
| Head (Tete) | <u>CENTRAL WHORL UPPER EYE LEVEL IN BLAZE ENDING IN UPPER CREST WHORLS</u> |
| Neck (Encolure) | <u>PETORAL WHORL</u> |
| Limbs (Jambes) | Left Foreleg (Ant G) <u>LEG</u> |
| | Right Foreleg (Ant D) <u>LEG</u> |
| | Left Hindleg (Post G) <u>HOCK HYPER CARDALY</u> |
| | Right Hindleg (Post D) <u>HOCK HYPER CARDALY</u> |
| Body (Corps) | <u>EXTENSIVE WHITE</u> |
| Acquired Marks (Marques Acquis) | <u>MIL</u> |

Microchip Location Description:
LEFT SIDE MID NECK

Description Should Be Typed Or Written In Block Capitals - See Also Note Below

[Signature]
Signature & Stamp Of Qualified Veterinary Surgeon Only (Not To Be The Owner Or Trainer)
Signature Et Cachet Du Veterinaire Agree

GLENINA VETS
DUBLIN ROAD, GALWAY
(091) 752014

Vet Ref No. 383
Place & Date (Lieu Et Date)
Rockmount
5/7/15

APPENDIX B

Land at Springfield Barn



