

DESIGN AND ACCESS STATEMENT FOR A PROPOSED MANEGE AT MICHAELMAS MEADOWS, LONG LANE, FLOCKTON MOOR WF4 4BX - FOR MRS H TAYLOR WHITEHEAD

MAY 2024

1. DESCRIPTION:

The proposal is to form a ménage (horse exercise area within a field area by excavation to remove top soil, constructing a land drain system silica sand

There is a mobile stables located in the field which did not require planning permission and the applicant's horses currently occupy the fields. It is not intended to fence the area separately or to artificially light the area. There is no power available in any case.

2. USE:

The exercise area will be for the sole use of the applicant and her horses. There will be no commercial use. The exercising of the horse on the adjacent road system is becoming increasingly dangerous with volume of traffic and a properly constructed area with a 'soft' surface and suitably drained is essential for the well being of the horses.

3. AMOUNT:

The area as marked on the plan is 20m x 40m.

4. LAYOUT:

As location plan indicates.

5. SCALE:

The formation of this exercise area within the 6 acre field does not involve the construction of any walls or fences above ground level. The existing field levels will be retained after the drainage and surfacing work has been completed and therefore there will be no obtrusive or overbearing visual issues. The scale of the proposal is therefore not a relevant concern.

6. LANDSCAPE:

The nature of the proposal within the green belt is such that any additional formal landscape planting or screening would detract from the natural openness of the area. The existing boundary hedges would remain unaltered and be suitable protected during the construction work.

7. APPEARANCE:

Since the proposal involves the full reinstatement of the existing ground levels the change in appearance and therefore the impact on the green belt openness will be minimal. Once complete the new surface will be of a rubber and silica sand mix.

8. ACCESS:

The access to the site from Long Lane remains unaltered and from the existing gate vehicular access for construction work and for the applicants vehicles is very good. The level areas of the existing field and proposed exercise area is suitable for disabled access if required.

9. CONCLUSION:

The proposal although not for any structure or above ground construction has been identified by the Planning Department as "engineering works" and therefore a planning approval is required.

The consideration relating to the manege needs to be looked at in regards the current green belt policies and guidelines from Kirklees and National Government. The use of the field for keeping horses within the green belt is clearly an acceptable use under the UDP "Outdoor sport and recreation in the green belt D82:34. The L.P.A. now having accepted mobile stables and some hard standing in the field have accepted the applicant's use of the field for the horses as an appropriate use.

The exercise area is now essential to the safety and well being of the applicant's horses and family riders.

The issue therefore remains the effect of the proposal on the openness of the green belt. It is our firm belief that the proposal which does not alter the ground levels and does not involve any structures above ground would have very minimal impact on the openness of the green belt. The location of the area adjacent to the boundary hedge fronting Long Lane and at the side of the existing gate and stable would also minimise the impact.

We believe that the proposal complies fully with the council's green belt policies in the following ways: -

1. Preserves the open land for recreational and amenity use.
2. Providing further access to the open country.
3. Allows the minimal and limited engineering works which maintains the openness and does not conflict with the purpose of the green belt.
4. Does not detract from the visual amenity of the green belt due to siting, materials or design.
5. The exercise area is no more than is required to enable the existing use to be carried on.
6. The highway access is of adequate capacity for the proposal since it will not generate any increase in traffic.
7. There will be no detrimental impact upon the landscape, trees, hedges or wildlife interests.
8. There will be no additional or harmful noise disturbances to the area or to the amenity of local residents. (The nearest dwelling is several hundred metres away).