MENAGE

LAND IN FIELD TO SOUTH EAST OF WOODROYD HILL LANE,

HEPWORTH, HOLMFIRTH, WEST YORKSHIRE

DESIGN AND ACCESS STATEMENT

This design and access statement accompanies an application by Mr and Mrs Hallett for the construction of an equestrian ménage on land south east of Woodroyd Hill Lane, Hepworth.

The facility is purely for the private use of the applicants and their horses and is not for commercial purposes.

The application site

This comprises a field of approximately 4 acres on the south east side of Woodroyd Hill Lane, Hepworth, West Yorkshire, HD9 7TY and is situated directly opposite the applicants' private residence. Photographs showing the application site from various perspectives are attached. Access for use of the ménage will be via the existing access from Woodroyd Hill Lane. There are two existing access points, as shown on the location plan. The larger access point is used for access with the horses and, when necessary, a tractor for maintenance of the grazing land. The smaller is for access on foot, with or without the horses, and this is likely to be the most used route for the ménage. The field is currently enclosed by a combination of post and rail agricultural fencing and dry stone walling. It is not adjacent to any housing or dwellings. The field proposed for the site is one of three fields held by Mr and Mrs Hallett, totalling approximately 10 acres and currently used for equestrian grazing.

Proposed Development

The proposal involves the construction of a riding arena (ménage) measuring 40x20metres. The ménage will be sited 16 metres from the boundary with Woodroyd Hill Lane and 7metres from the boundary with the neighbouring field. The location has been determined to take account of private water supply pipes, for which the applicants are required to give access if required for repair/renewal, running around the boundary of the field. It will have an artificial surface comprising a permeable membrane covered by a layer of crushed stone, followed by a second membrane overlain by a layer of equestrian grade sand and finally a top coating of 45mm of black rubber chippings. The arena will be enclosed by agricultural-style timber post and rail fencing, with a height of 1.40 metres, as indicated in the 1.50 inset on the site plan. A example of the elements of construction of the ménage is shown in the attached photograph (surface and fencing) and schematic diagram.

Appraisal

The proposal involves an appropriate associated facility related to existing equestrian grazing facilities. It is essentially open land use, with operational development being limited to the artificial surface only,

as the enclosing fencing is permitted development and will be in keeping with existing fencing on applicant owned land.

In relation to the specific criteria of the policy it is submitted that:

(a) The proposed riding arena is essential to support the use of the site (and remaining applicant owned fields) for private equestrian use. In ambient weather periods, riding practice can take place on the grass, but when the ground is saturated, frozen or baked hard, this is impossible particularly given the clay based nature of the land. Especially during the autumn/winter months the ground rapidly becomes churned up and unusable. A facility to ride in, with a well-drained artificial surface, is therefore essential to enable the site to be used throughout the year. It is of extreme importance to enable the applicants to be able to continue training even in winter. It will also be to the benefit of the appearance of the field which would retain its verdure throughout the year.

(b) The 1.40 metre timber fencing is in keeping with the remainder of the applicants' holdings and the size of the arena is consistent with the minimum norm for an all-weather training surface.

(c) Following previous consultation, the location of the site has been chosen to minimize visual impact for passing traffic and other members of the community. Once construction is completed, it is planned to plant native trees and hedging around the boundaries, as indicated on the attached plan. Examples of planting include silver birch, scots pine and native mix hedging which will fit into the local environment and further minimise visual impact. An example of the type of hedging proposed is attached. No lighting is requested.

(d) The ménage is adjacent to the grazing land held by the applicants but does not detract from the area available for grazing by the applicants' horses which currently number three. The total area available for grazing is currently approximately 10 acres . Private stabling and associated hard standing for equestrian related storage is currently available to the horses adjacent to the applicants' residence as indicated on the attached plan.

Summary and Conclusion

The proposed ménage is of appropriate design and location. It constitutes an essential facility for outdoor sport and recreation related to the use of the site for equestrian purposes, enabling it to be used year round. The site has been chosen and will be landscaped to minimize any visual impact.

It is concluded that the riding arena constitutes appropriate development and is therefore consistent with the relevant planning policy context.

Design and Access statement submitted by the applicant