



DESIGN AND ACCESS STATEMENT:

IN SUPPORT OF THE PLANNING APPLICATION FOR THE PROPOSED CHANGE OF USE FROM AGRICULTURAL LAND TO EQUESTRIAN AND THE ERECTION OF AN ALL WEATHER MENAGE, AT PIPPIT BARN, LIPYEATE, HOLCOMBE, BA3 5EL

1.0. INTRODUCTION

This Design and Access Statement supports a planning application to formally change the use of a parcel of land, at Pippit Barn, Lipyeate, from agricultural to equestrian use. For the purpose of keeping horses and erecting an all-weather “Ménage” (an arena for exercising and training horses), to the East of the existing land.

2.0. CHANGE OF USE AGRICULTURAL TO EQUESTRIAN

This application looks to change the use of the land at Pippit Barn, Lipyeate from Agricultural to equestrian. For the personal use of the applicants to keep their children’s ponies. Not to provide any form of commercial equestrian livery services.

3.0. MÉNAGE

The proposal is for the erection of a ménage arena, is to create an all-weather area for the personal use of the applicant to exercise their children’s ponies. At present, there is nowhere for the ponies to be exercised in the winter or in times of inclement weather. The area will also provide turnout space for restricting grazing, but not movement, for the applicants laminitic pony.

The ménage will be located to the centre of the existing land. The arena is to be positioned away from existing boundaries, to ensure there is minimal impact to the existing landscape. The fencing will be 1.2m high timber post and rail fencing enclosing the ménage. In keeping with the current post and rail fencing and wooden gates (shown in images below). The gradient of the land will remain largely unaltered by the application, as the existing terrain is level.

IMAGES



Above: Proposed Menage Location.

Below Existing post and rail fencing



The 25x50m ménage surface will be a sand and fibre mix, an all-weather surface needing minimal maintenance. There will be no artificial lighting to the ménage and therefore little impact to the surroundings. As is common practice; a herringbone system will be used to drain the ménage. A spinal drain will transport water to soakaway crates, located 5m from the arena. Subject to percolation testing to BRE365 standard.

4.0. ACCESS

Access to the ménage will be gained from the existing and established access. As this application is for the personal use of the applicant, there will be no impact on traffic.

5.0. BIODIVERSITY - SAC for bats.

Completion of the Mendip biodiversity checklist (Document included in application: 007 – Mendip Biodiversity Checklist) identified that this location is within the ‘Bat consolation zone Mells valley SAC’. The proposed site is an open field of heavily managed grassland, enclosed by post and rail, stock fencing, with no established hedgerows and no evidence of protected species. The proposal therefore has no impact on bat flight corridors.

6.0. CONCLUSION

In conclusion, the proposals are deemed to be of minimal impact yet of much needed benefit to the care of the applicant’s horses. The change of use to equestrian will cause little harm to the setting and the careful choice of materials will ensure the proposals are fitting with the surrounding area. The proposed Manège is of an appropriate design for its intended purpose, is of an acceptable scale and the proposed materials are typical of Manège construction that are considered acceptable in the area and therefore within the Local Plan policies

The applicant would greatly appreciate the opportunity to provide any further information or clarification that is required during the consideration of the application, prior to determination.