

Planning Statement

Proposed Manège
Gatehouse Farm
Brightlingsea Road
Thorrington, CO78JL

Introduction

This Full Planning Application is for the construction of a manège on land to the north-west of Brightlingsea Road, opposite to Gatehouse Farm.

The Site

The site is within an open field roughly trapezoidal in shape with an area of 2.3 hectares which is used for the grazing of horses planning approval was granted for the construction of a gallop in November 2018 reference 18/01576/FUL. The use of the field, and the facilities on it, is for the private for the enjoyment of our client, the owner of gatehouse Farm.

The field is bounded on the south and east side by Brightlingsea Road and there is a grass verge and hedging separating the field from the roadside. There is established hedgerow along the other boundaries with the gallop track broadly following the perimeter within the fenced boundaries.

Proposal

It is proposed to construct an all-weather manège within one of the established paddocks within the boundary of the field. The menage proposed is 62.30 metres long x 22.30 metres wide.

The works involve stripping and area of vegetation to the area of the manège to approximately 300mm deep and making up the levels with a thickness of granular material 150mm thick onto geotextile membrane. This is then topped off with mixture of silica sand and fibre to provide a stable and resilient all-weather surface. The finished surface has a similar appearance to natural sandy soil and is permeable so not increasing rainwater run-off.

Conclusion

This application is submitted as it is considered as engineering works requiring planning consent. The impact of the works is minimal, and the finished works will have a similar appearance to the existing track. The use of the manège is part of the enjoyment of Gatehouse Farm by our client and is not linked to any commercial enterprise.

Tim Snow
November 2023

