

DESIGN & ACCESS STATEMENT

CONSTRUCTION OF MENAGE AT SOUTH FARM MAIN STREET UPTON

Use

The planning permission ref: 21/00804/FULM regularised the use of South Farm as a mixed agricultural and equestrian use.

The proposed manege is a complimentary facility to the equestrian use of breeding and training horses. the use of the manege is purely for use in connection with this business use and will not be available to the public.

Amount & Layout

The proposal involves a manege area of 60m x 35m bounded by a 1.2m Ember fence. The manege surface would consist of shredded, recycled rubber car tyres, typical of manege surfacing. The manege would involve some excavation works to provide a level surface. This would range from approximately 2.0m excavation in the north down to approximately 0.5m higher in the southern section.

Scale & Appearance

The scale and appearance of the proposal is that of a relatively open appearance with low fencing around. The excavation essentially provides a feature largely below existing ground levels and assist in assimilating it within the surrounding countryside. Due to the intervention of existing buildings, topography and the necessary excavations, views from Main Street are severely restricted. Views from the north across pastoral fields are similarly restricted due to the nature of the excavations.

Access

Access to the site is via the existing access approved under 13/01803/FUL and is located along a straight section of Main Street. The proposal is unlikely to result in any significant increase in traffic as the facility will be used in connection with the horses connected with the equestrian business only.

Planning Policy

The application site lies adjacent to the Conservation Area and a separate Heritage Assessment is submitted with the application and discusses the implications for impact on the Conservation Area.

Policy DM 5 of the Allocations and Development Management DPD refers to Design and more detailed considerations.

Access is via the existing access, and whilst the proposal has no direct requirement for parking there is ample space for parking and more importantly manoeuvring space for agricultural vehicles and machinery.

In terms of Amenity, distances to surrounding dwellings ensure that there will not be any significant impact on residential amenity.

In terms of Local Distinctiveness and Character, this has been described within the Heritage Assessment and how the scheme responds to this.

There are no known Ecology issues related to the plot of land, and given its long term use for grazing any biodiversity is likely to be very low.

Policy DM 8 at sub para 7 refers to equestrian uses in the countryside and states that new commercial equestrian uses and the expansion of existing uses that contribute to the local economy will be supported where it can be demonstrated that the particular rural location is required.

The equestrian use is associated with the applicant's business of breeding and training horses. [REDACTED]

[REDACTED] The applicant breeds and develops/trains the young horses to become competition horses.

Policy DM 9 – Protecting and Enhancing the Historic Environment refers to development proposals taking account of the distinctive character and setting of individual conservation areas. This aspect has been addressed in the supporting heritage statement.

In the circumstances, the proposal is considered to accord with established adopted Development Plan policy and para 11 of the NPPF is therefore relevant and states:

“Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; “