

DESIGN & ACCESS STATEMENT IN SUPPORT OF  
A PLANNING APPLICATION FOR A MENAGE ON  
LAND ADJACENT TO BIBBS HALL LANE, AYOT ST LAWRENCE AL6 9BZ

The proposal is for an open menage for use by the owner's children when riding their ponies and will be positioned adjacent to the barn for stabling the owner's ponies approved under application ref 25/00804/FP.

The field was used by the previous owners for their horses and ponies and Henry Thomas, the planning officer who dealt with the application for the barn visited the field when making his site visit.

The reason for the application is that Chiswell Green stables where the applicants ponies were kept and the family rode has closed down. The ponies are now housed at the applicant's property and will be kept in the stable building approved earlier this year. The menage is an obvious addition to the stable building, allowing the family to ride in the safety of their own boundaries and limiting damage to the grass in the field.

The NPPF states that Development in the Green Belt is inappropriate unless one of the following exceptions applies:

One of these exceptions is *'the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.'*

The proposed menage does not conflict with the purpose of the land, which has been used for many years for horses belonging personally to the owners of the land and preserves the openness of the Green Belt as the enclosure of the menage proposed is only 1m high.

2 No 300 watt floodlights are proposed on 4m high posts, these lights will be directed downwards and into the menage so will not cause any interference or disturbance to the neighbouring properties or the users of Bibbs Hall Lane.

The menage will be laid in accordance with the standard specification including drainage, permeable substrate and membranes and an environmentally friendly finish surface of Cushionride or similar. The finish will be made from recycled materials, low impact, non-toxic and low-dust emissions.

Cushionride is made and supplied by Giffords, launched in 1994 and is used in professional, amateur and domestic menages and stables all over the UK

The menage is for the sole use of the applicant and his family.