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PROPOSED MANEGE –
LAND ADJACENT TO 62 MILL HAYES ROAD, KNYPERSLEY

Design and Access Statement:-

USE
The land consists of a 6.55acre (2.65 hectare) field and stables on the south west side of Betchton Lane. The stables and field are used for keeping horses for private recreational use. The field is divided into smaller sections with temporary post and wire fences to control where the horses graze. The applicant wants to create a manege within the land.

AMOUNT
The land could have capacity for up to 5 horses if well managed.

LAYOUT
The manege will be near the south east part of the land, just north of the access tract to the stables. The gate to the manege will be at the west end of the south side. There will be a small area in front of this gate to allow vehicles to turn.

SCALE
The application site is equal to 0.1hectares.

LANDSCAPING
Timber post and rail fences 1.2m approx. high. Small extension to the end of the access track to be in crushed stone to match the existing track. Silica sand / recycled pasada pvc granules (2:1) to the manege surface. No floodlighting. All existing hedges retained / unaffected.

APPEARANCE
The manege will have a conventional appearance with timber fencing and silica sand / recycled pvc granules to the ground surface.

ACCESS
The access to the site off Mill Hayes Road is to be retained as existing.