

PLANNING STATEMENT

NEW HOLDING - MENAGE

THE BRIEF

The applicant would like to explore the possibility of creating a menage to accompany the existing stable facilities at the site. The construction of the menage will enable the applicant to exercise the horses in a controlled manner. The aim is to provide a dedicated area for equine activities that complement the existing facilities.

LOCATION

The site is located in the rural Hamlet of Llandeud, in close proximity to the village of Llanmartin and part of the community of Langstone.

The site accessed directly off of Chapel Lane is currently improved grassland and is largely made up of flat pastures.

THE PROPOSAL

The scheme proposes to introduce a 40m x 20m horse menage, to be used as an exercise area to accompany the existing stable yard facilities. The proposal is situated within an existing paddock and yard area alongside the existing access track. The menage is proposed to be installed with a Silica Sand and synthetic fibre surface. The menage is proposed to have a 1200mm tall post and rail fence around the perimeter, with 2 x 12ft access gates: one directly off of the access track and one directly off of the yard area.

The menage has been positioned to avoid the approximate RPA of two existing trees along the west boundary of the site, whilst laying within the existing area of the fenced paddock. The proposal enables the retention of the existing paddock fence which will enable the site to visually look unaltered from Chapel Lane.

The west boundary of the site is made up of established conifer hedging, most of which is at least 2.5m in height, providing a good level of visual screening from neighbouring properties.

A new hedge is proposed along the east elevation of the menage to provide additional visual screening from Chapel Lane, although the existing roadside hedging and flat lay of the land already provide a good level of screening from the proposal.

LANDSCAPING

Hedging

Hedge planting is proposed along the east elevation of the menage to provide visual screening from Chapel Lane to the below specification.

Native hedges to be planted with transplants in double staggered rows set 400mm apart at 350mm linear spacings (6 plants per linear metre) in random groups of 3-7 single species. Plant species as per schedule/ planting plan, backfill around roots using excavated soils placed in layers to match surrounding soil horizons and lightly firm. Tip back transplants by $\frac{1}{4}$ at time of planting to promote bushiness. Supply and fix 600mm high bio-degradable spiral guards with cane supports to shrub/ hedge plantings. Mulch to be applied minimum 1.2 m wide along full length of new hedge annually.

Wildflower

Perennial wildflower meadow planting is proposed around the perimeter of the menage and will be terminated by the existing access track the west and hedge to the east.

Sow in autumn, giving the seed time to settle in over winter. Ensure that the seed is scattered evenly by sowing half lengthways and the remaining half widthways across the plot. Mixing the seed with silver sand makes the process easier. Rake in lightly and water thoroughly.

During the first year, Cut to 5-7 cm whenever the height reaches 10-20 cm. The number of mows required can range from one to four. Control assertive weeds like thistles, nettles and docks by hand-weeding. The following years, a couple of cuts a year should be enough. Once in late July/early August and then again in early autumn. After mowing, always leave the clippings for a couple of days to drop any seed, then rake up and remove to keep soil fertility down.