

By email to:
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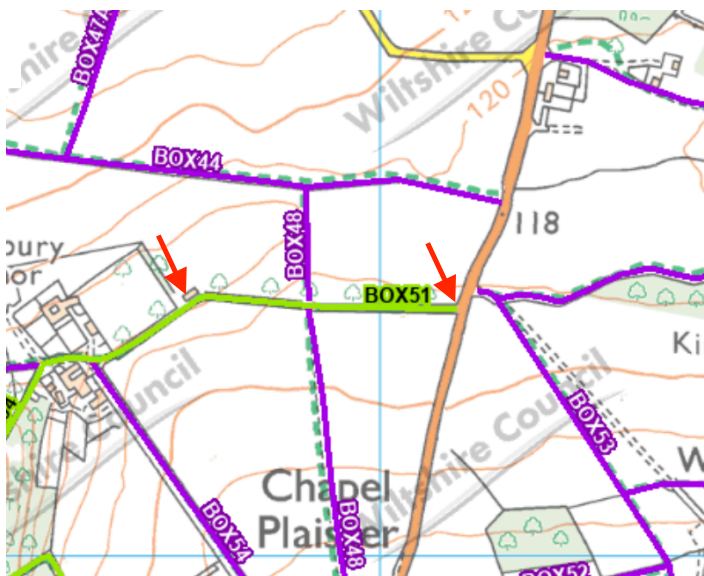
OSS Comment on Planning Application PL/2026/00168

This comment on planning application PL/2026/00168 is submitted for and on behalf of the Open Spaces Society, Britain's oldest national conservation body. We are a charity that:

- Campaigns for stronger protection and opportunities for everyone to enjoy commons, greens and paths.
- Defends open spaces against loss and pressures from development.
- Assists local communities so that they can safeguard their green spaces for future generations to enjoy.

In the Highway Consultant Statement accompanying the planning application, it is stated that: "...the site will operate a one-way system with all ingress being taken from the southernmost access and all egress taken from the northern access."

At present, the northern access (Bridleway BOX 51) is used for 2 way agricultural traffic between the Bradford Road and the barn/field-access gap shown in this snapshot:



We understand from the Site Location Plan that the barn and the field to the north of BOX 51 do not belong to Hazlebury Manor. From that plan it is not clear whether the track that is BOX 51 to the east of the Barn, is in the ownership of Hazlebury Manor or not.

Will this two way agricultural access on BOX 51 continue if the planning application is approved, or will agricultural traffic also have to follow the one-way circuit? Or will agricultural access stop altogether on the circuit, and use a different access/egress point to the field and barn?

If the 2 way agricultural access between the barn and the Bradford Road continues, then the additional hotel traffic will increase the overall use by vehicles of the bridleway compared with now. Speed control measures and passing bays suitable for mounted riders will be necessary for the increased hotel traffic alone, and more so if 2 way agricultural access continues along the bridleway.

If the agricultural access is to follow the one way circuit, then the part of BOX 51 between BOX 54 and the barn, which is narrow and constrained by walls and fencing, will become very dangerous for mounted riders. We believe this should not be permitted. Even without agricultural traffic there, passing bays for mounted riders will be necessary in this narrow section.

The cattle grids on footpath BOX 54 should be removed.



KD ABRAHAM

OSS Local Correspondent