Design and Access Statement for Outdoor all weather exercise arena at Falthwaite Grange

The purpose of this application is to provide an all weather exercise arena for horses. It will be purely for personal use and does not form any part of any commercial enterprise. The application has been designed to ensure that any potential negative effects of equestrian development are minimised. A beneficial effect would be of substantially reducing our carbon foot print, as it would negate the substantial miles we currently travel to train our horses.

The proposed site comprises an area of rough grassland, naturally rectangular in shape as detailed on the site location plan. In siting the ménage in this position, we have attempted to reduce the impact on the landscape character of the area.

The area is low lying and is already bounded on 2 sides by mature hedging varying between 2.5 to 3.5m high, on the third side by a stream and pollarded willows and on the 4th side by dense deciduous woodland. It is therefore, well screened, not visible from road, footpath or any dwelling and will not require additional fencing or vehicular access.

Whilst the arena does require a certain amount of cut and fill as shown on the sections, no spoil will need to be removed from the site and only surfacing material will be required to be imported.

The site naturally drains towards the stream at the bottom of the field and the arena will be further drained into the stream by an agricultural land drainage scheme of 100mm plastic perforated drainage pipe covered with free draining stone fill (as site layout plan).

The riding surface is to be finished with sand and rubber/fibre, which will blend with the surrounding land cover, to be retained by timber edging boards. The retained banking to be faced with timber boards and filled areas to be ramped down at a shallow gradient.

The project can be achieved without alteration to existing hedges, fences gates, trees or water courses.