

DESIGN AND ACCESS STATEMENT

14 January 2016

Proposed Horse Riding Arena

Mole House Farm, Crowborough Road, Lask Edge, Biddulph Moor ST13 8QR

Holding No 37064007

Brief History and Use

Mole House Farmhouse is over 200 years old and is constructed of local stone with an adjacent stone barn at right angles to the northwest side of the front of the house in different ownership.

Mr Stuart Bailey the present owner has owned this Farmhouse for the past five years.

It was originally part of a larger farmstead that has been broken up over several years. It was originally a dairy and beef farm, which keep horses for ploughing and pulling milk carts.

Holding Land Ownership & Rented Land

The Farm Holding comprises some 4 acres (1.61 hectares) with the property.

The land is generally used for grazing their horses and sheep

The owner has additional land elsewhere that he owns and he also rents two acres of land from his immediate neighbour at Greenfields Farm. Hay and fodder is usually bought in.

Proposed Riding Arena

The proposed site of the arena has been used as a jumping/schooling paddock for over 6 years during the summer months. The proposed site is well screened from Crowborough Road by the main farmhouse, existing stable block and existing tree and shrub screening adjacent to Crowborough Road on the north side. Due to the topography of the land the proposal cannot really be seen on the east, west and south sides.

My client and family have been involved with horses/ponies for many years and it is proposed that the arena be used by them for equestrian purposes only. Currently my client has two horses, horse passports can be produced if requested.

Having an outdoor arena means that they can ride during the winter months, this helps maintain the fitness and condition of the horses and takes pressure off valuable grassland.

There are two other private arenas in the immediate area. Both are similar to the proposal.

Specification

Base

Although the proposed site is reasonably flat, there will be some slight modification to produce a suitable level area.

The arena shall be covered in a, geotextile membrane then topped with 150mm of 20-40mm clean no fines limestone aggregate, covered with a mixture of equestrian grade silica sand and metal free rubber shreds not less than 300 mm in depth.

Drainage

Drains below the aggregate shall be laid in a suitable grid system will be perforated plastic 100mm diameter land drains, laid in parallel trenches no less than 4 metres apart, which are lined with geotextile membrane and the trench back filled with 20mm clean no fines limestone aggregate surrounding each drain, connected to a central spine (that can be cleared with rods) is then connected to and discharge into a 5 cubic metre soakaway, 15 metres minimum away from any structure.

Fencing

The arena will be fenced with 2.3m long x 125mm x 125mm posts with weathered top, fence to project 1.2m above ground, remainder concreted or stoned in below ground, with two layers of 150mm x50mm kick boards and three horizontal 100mm x 38mm rails, with 3.6m wide timber gate, all timber to be treated with preservative and sourced from within the U.K.

Access

The access to the riding arena shall be from the existing stables within the farmyard and across the hardstanding and driveway to and from Crowborough Road.