DESIGN AND ACCESS STATEMENT

Construction of a 40x20 meter Outdoor Riding Areana with Surrounding Timber Fence for Private Use Only

Site Analysis

Woodhead Hall Farm lies on the edge of the town of Cheadle and is situated off a private road off the B5417.

The horse population is high and riding is a popular pastime in the area, with at least four other arenas within a 3 mile radius. Local bridle ways in the immediate vicinity are, however very limited and it is not possible to access routes without riding along the highways where traffic impedes their safe usage.

The position of the proposed riding arena has been selected at the most practical and suitable location for such a structure. The arena would be sited along the side of the farm house it is screened by existing mature hedging and by reason of ground levels.

Access and Traffic

The property is approached from a private road Cherry Lane which is accessed from the highway (B5417). Use of this route will not be necessary for the arena, this being accessed internally on horseback. Thus there is to be no new highway entry constructed, or any change proposed either physically or in terms of usage of the existing highways access.

Design Principles and Necessity of an arena

The aim of the proposal is to provide an enclosure for safe ridden exercise and all round training of equines in most weather conditions.

As such, an arena is considered an essential tool for the management and well being of the modern sport and leisure horse. Riding is without question a dangerous sport. In order to minimise this danger, horses need to be well exercise and well trained, this need applies whatever the type of equine discipline being pursued and it is the prime function of the riding arena.

A horse which does not receive sufficient exercise is likely to become bored and unruly being then less inclined to obey its rider/handler. The riding horse has also changed much over the years. Horses are more and more bred for their sporting and athletic ability, and these animals are by their nature more highly strung. The ground in this locality is not capable of supporting iron shod animals for exercise in wet weather, forced use of ground in unsuitable conditions causes significant damage and poaching to the land. For exercise in poor weather the ground will be too slippery leading to falls, and deep mud can cause muscle and tendon damage even at slow paces. In very hot and dry weather the ground can become too hard, potentially causing percussion type injuries. In both scenarios the risk of injury to the horse is very high and the damage can be extensive and long term. Injury to

the rider, should the horse fall, trip or bolt in an unconfined area, is of course also very possible.

Without the provision of a weather resistant exercise facility, such as proposed, the alternative for the essential exercise is to hack out from the property. This involves the use of busy public roads. There is sparse availability of horse permitted tracks in the locality and what there are, are disjointed and necessitate use of the highway.

Surfaced roads do not suffer from the weather but cannot possibly be used in ice or frosty conditions. Nor can they be used by traffic sensitive horses at all. It is relevant to note that The British Horse Society published a shocking statistic that 36 riders and 181 horses have been killed in road incidents during the past five years.

In terms of Central Government Policies, it is recognised that the need exists to cater for the growing popularity of equestrianism. Government policies acknowledge the suitability of equestrian activity for the supplementation and strengthened viability of the rural environment. A key issue is social inclusion and recognising the needs of everyone. We propose that in the modern environment the provision of a riding arena for the horse owner is essential to ensure the well being of the animals concerned, and to ensure the safety of the horse keeper.

Design Solution

The structure will provide a contained, safe riding surface that can be used all year, in most conditions. The riding surface is built on a crushed stone base for drainage.

The area is fenced in treated timber built in traditional post and rail style. It's height provides a secure environment for exercising horses both under saddle and free. The surface material is to compose of quality silica sand and a fibre additive. This provides the necessary performance capability giving good stress absorbent, slip resistant and horse supportive going. It has a brown appearance which helps it to blend readily into the surrounding environment.