

## **Design and Access Statement**

### **For the proposed riding arena at Coniston House, Hepworth**

#### **Introduction:**

I am seeking planning approval for the construction of a 20m by 40m riding arena.

#### **Use:**

This will be for my sole use, for riding and safe turnout during the winter months.

#### **Layout:**

The topsoil removed will be used for landscaping on the property. The arena is set back more than 20 metres from the road (The Street) and screened by a hedge and tree line. It will not be visible from the neighbouring property, as the proposed area is shielded by the pre-existing stable block and a dense hedge line. The arena will be bounded by pine post and rail fencing, in accordance with pre-existing post and rail boundaries, and accessed via a pine gate. The surface will be equestrian grade silica sand with stabilizing fibre additives. The stable block already has access via a pre-existing track off The Street, therefore no additional access will be required for the arena. The stable block has adequate lighting and no additional lighting for the arena will be required. Drainage of surface water from the arena will be directed into a soakaway located in my field.

#### **Considerations:**

As the location for the arena is not overlooked by neighbouring properties, and is set back from the road, it will not have a negative visual impact on the surrounding area. The stable block already has lighting, which will be sufficient for the arena, therefore there will be no negative impact on road users or the neighbouring property. The arena will be for my sole use and therefore will not cause additional noise pollution.