

# Creation of 20mx40m manège at Cavehall, Wyddial, SG90ER

**T**he householder seeks full planning permission for the construction of an all weather manège 20mx40m within the ground of Cavehall, Wyddial, SG90ER.

## **The site and surroundings:**

The 3 acre site is currently used as paddock and grazing land for householders ponies. The area is mainly grazing land, with some boundary hedges and trees.

The proposed area identified for positioning of the manège has taken into account the flood risk areas and is to be positioned outside of

## **Picture of proposed manège area within lower paddocks.**

*Manege shown in yellow outline, red outline indicating property boundary. Manege will be a minimum of 2.5metres away from each property boundary side.*

Any excavated top soil will be distributed around the manege to create low gradient grass banks. The area is fairly flat therefore little cut and fill is required.

The arena will be built up so only top soil removed. Therefore not interfering with any existing tree / hedge roots.

South/ East boundary side is well established with native trees and hedging therefore giving a good privacy screen from the road side.

## **Drainage**

The manege will have a drainage system installed, consisting of drain runs every 4 metres. It will be back filled with 10-20mm stone and 100mm of clean aggregate. All drain runs will connect and discharge into a soak away system within 5metres of the lowest corner of the manege.

## **Construction / Materials**

The manege will be constructed of a sand and fibre surface which will provide a stable, cushioned, dust free and well drained surface. This surface is commonly used for manèges. It will be of a pale sandy colour enclosed by



150mmx48mm kick boards. Around the arena will be a 1.56m high wooden post and rail fencing with gate entrance.

The construction of the arena should take approximately 2 weeks. All construction equipment will be kept on site during build. There is adequate existing access to the paddocks.

### **Reasons for requesting permission**

The requirement of a manege gives the householder the opportunity to exercise her ponies and turn out during wet winter months and also dry seasons. It gives an area where ponies on veterinary advised restricted grazing diet can be turned out in the spring/summer months.

Lorem Ipsum Dolor

It will also provide a safe area and surface for her children to learn to ride.

### **Neighbours**

Cavehall sits relatively on its own, not overlooked by any neighbours, I have spoken to the nearest neighbour at cavegate lodge who has no opposition to the proposal of this manege.

Within wyddial village there are currently 8 private manèges within properties ranging from standard small size of 20x40m up to 40x65m all have similar sand and fibre mix surface.

The manege would be for sole use of the householder.