

Design Statement

Location: Manor Farmhouse, Fenton, Retford, Notts.

Proposal: 60m x 20m all weather exercise arena for domestic use. The application is for an arena for personal use, on which to exercise horses. The all weather surface will allow for horses to be exercised year round and will reduce the need for the horses to be exercised on the highway, this will improve safety for horse, rider and highway users. Currently due to weather conditions over winter months it is difficult to safely exercise the horses in the paddocks due to ground conditions.

Layout: It has been sited along a hedgeline in order to reduce its impact on the open character of the remaining fields. This present site is within the least obtrusive location, and does not hard or intrude upon any existing views. It is also close to the stables so in bad weather horses can be exercised safely without the need to go into muddy fields.

Landscaping: With the exception of topsoil and grass, no vegetation or planting was affected by the construction of the arena. The topsoil removed was used to grade the surrounding area of the arena to provide a seamless link between the edge of the arena and the existing grazing land.

Access: The arena is sited close to the owners dwelling and for recreational purposes only. The proposal will not lead to any increase in traffic therefore it is considered to be a suitable use of this site.