



DESIGN & ACCESS STATEMENT

Construction of a Manège.

At:

Manor Farm,
Main Street,
Ratcliffe-on-Soar
NG11 0EB

Applicant: **Mr Andrew Armett**

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This Design and Access Statement supports a planning application to Rushcliffe Borough Council for the construction of a “Manège” (an arena for exercising and training horses) at Manor Farm.

INTRODUCTION

Manor Farm has a small stable block as shown on the Location and Site/Block Plans submitted with this application.

The stable block was granted planning permission under application reference:

20/01927/FUL | Erection of a timber stable block | Manor Farm, Main Street, Ratcliffe On Soar, Nottinghamshire, NG11 OEB

This application is for engineering operations to construct a manège (horse exercise arena) for the private use of the owner to exercise and train horses in disciplines such as dressage or showjumping. It will provide an all-weather surfaced area enclosed by a timber post & rail fence that can be used all year round to keep horses in top physical condition, and to train them for competitions. They are a typical feature of equestrian facilities in rural areas (including in the Green Belt), providing a facility to train horses using a wide variety of specific exercises and movements to increase flexibility and obedience and to target different muscle groups to those worked when out hacking on roads and bridleways. They represent a facility to build confidence of both horse and rider, especially for jumping or cross-country events.

Access

There is a private access drive from the public highway, with good visibility in both directions, that can be used to access the manège area during its construction.

During its normal use it would be accessed by horse & rider directly from the existing stable building.

Waste

Soiled bedding and horse manure would remain the same as the existing arrangement on the farm.

PROPOSED MANÈGE

Amount

The proposed manège is as close as possible to the standard dimensions of 20 metres by 40 metres; consisting of constructional layers (drainage, blinding, geotextile material, and working surface); with a total area of less than 800 square metres due to the available space not being a perfect rectangle.

The area is the minimum size for a Manège as it is the smallest useable size for dressage training for standard British Dressage tests. Larger Manèges are sometimes built, e.g. 60 x 20m or 60 x 40m but these are usually to allow extra space for showjumping or for riding schools where more than one rider needs to use the arena at the same time. This is not the case here.

Layout

The layout of the proposed Manège has been chosen to fit in with the alignment of the existing stable building on the site, and the existing field boundary fences to the east and south and the existing access track to the south.

The land level is generally flat here so there will be very little cut-and-fill required.

The position of the manège has been kept well clear of the root zone of the single tree that sits on one side of the fence line to the east.

Scale

The scale of the Manège is the minimum required for training for a standard British Dressage Test.

The perimeter of the Manège will be fenced with a post & rail wooden fence typical of this type of equestrian arena, with 2 horizontal rails, 4 feet 6 inches high (1.4m high).

Landscaping

It is not considered necessary to improve the existing landscaping on the site, because the manège will be on level ground it will not be visible from the wider area, and the nearest public vantage point is the public highway (Kegworth Road) over 200m to the east. There are no public footpaths that pass through or anywhere near to the application site.

Appearance

The appearance of the proposed manège would be of typical construction with wooden fencing, with the surface material to the approval of the Local Planning Authority. It is proposed to use a recycled rubber crumb (shredded tyres) & sand mixture for the riding surface which is dark grey in appearance. It would be identical in appearance to other manèges constructed across the borough.

PLANNING POLICY

The site location is free from any designations that would represent planning constraints, except for its Green Belt location. The proposed manège would fall within part (b) provision of appropriate facilities in connection with outdoor sport/recreation.

Equestrian activities by their very nature are required to be located in countryside areas, so that the horses have land to graze and exercise on. The proposed manège would not have a damaging effect on the character and quality of the landscape due to its typical scale, the acceptability of its design and choice of vernacular materials.

Flood Risk

The site is located in Flood Zone 2 but it does not constitute a building, merely an engineering operation. It will not increase flood risk elsewhere as the surface rainwater runoff will be at the

same rate as the existing field surface, and if the area is subject to flooding the manège will also flood, so it will not divert flood water to other areas.

CONTEXT APPRAISAL (CONCLUSION)

The proposed manège is of an appropriate design for its intended purpose, is of an acceptable scale, and the proposed materials are typical of manège construction that are considered acceptable in the surrounding areas. Its position on level ground helps to reduce the visibility in the wider area, and its orientation close to and parallel with the existing stable building and boundary fences complements the existing built infrastructure. The proposal results in no harm to the landscape or the character of the area, and will not contribute to flooding elsewhere.

Any outstanding issues can be controlled by condition, and the applicant would greatly appreciate the opportunity to provide any further information or clarification that is required during the consideration of the application, prior to determination.

If any further information or explanation is required please contact
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