

Design & Access Statement

Kays Farm House

Fleet Street Lane

Longridge

Preston PR3 3XE

Proposal

Construction of an all weather equestrian riding arena for the private use only of the occupiers at Kays Farm House.

Assessment

The proposed construction is situated to the South of the stable blocks behind the 6 Foot hedge. It is currently being used as a grazing area.

The construction will be to the South of the existing hedge . The arena surround will be a timber post and rail fence.

The arena will be 28m x 45m in size and will use the same modular base and surface as the London 2012 Olympics which requires minimal excavation and no additional base material (hardcore) or drainage to be installed.

The arena will be for the sole use of the occupiers at Kays Farm for schooling their horses.

Involvement

Kays Farm House is owned by Richard & Janet Mizon who also own the field in which the proposed arena will be built.

The farm is not overlooked by any other property. The nearest neighbouring property is an equestrian stables which has no accommodation on site. The owners of which have not voiced any objection to us when told about or potential project.

Evaluation

The location of the all weather riding arena will be cut into a sloping paddock and will be screened from the road by the remaining land belonging to Kays Farm House as it is much higher than the Road this helps to reduce visibility from public.

Design

The scale and layout has been considered to not overwhelm the current paddock area and is considered the smallest size for safe riding and the recommended size for schooling for Showjumping. A typical Jumping arena in competition is 40m x 60m. A larger arena was considered but decided against when taking into account the outside boundary area, the appearance and vehicle access.

The ground is already free draining due to the natural slope and type of soil. The silica surface mix has been carefully considered for appearance, quality, drainage and durability. It will appear as a light sand covering which is mixed with a binding and freeze proof material. It is a highly recommended surface for equestrian use.

The boundary fencing will be a standard post and rail construction.

Access

Access to the arena can be achieved via the 2 main property farm gates. These are the pre existing gates which are used to access the paddocks. These are easily accessible for all size vehicles.

As this is a private property, there is no access permitted to the paddock areas unless prior permission is granted by the occupier. Alternative provisions have not been deemed necessary.

The farm is accessed via a farm track leading off Fleet Street Lane(B6245). The modular construction of the arena base and a lack of requirement for Hardcore and base materials will mean there will be no additional large vehicles required to use the road only a tractor and trailer to deliver the excavator, roller and the surface. The base will be delivered with a car and trailer. There will be no change to the track leading to the property as a result of the construction and there will be no increase in traffic.

Please also find attached some additional info on the modular base and surface from the supplier.