

MANEGE SUPPORTING STATEMENT

Introduction and Background:

This application is submitted in support of a retrospective application seeking full planning consent for an all-weather equestrian arena. This application follows the grant of planning consent (ref:) for the erection of a stable block for the applicants' horses.

The application site is located on the southern side of Shepherds Hill. The 0.4ha site comprises a semi-detached bungalow finished with a painted render exterior. The garden land to the rear includes a cattery and a stable block.

The applicant has built an all-weather equestrian arena measuring 41m x 20m which is solely for private use and does not incorporate any lighting.

Site Context:

The application site is situated off Shepherds Hill, in an area of Green Belt. The applicant's land comprises of a private residential garden and a single field, bounded by residential dwellings on the north and east, Harold Wood Park on the south (with a mixture of hedgerow) and the Ingrebourne River to the west. The land slopes from east to west, towards the river. Vehicular access onto the applicant's land is provided by a single point of access to the side of the applicant's own dwelling.

The application site is relatively well shielded from view from the surrounding area by the presence of the mature hedgrows and trees, the natural lie of the land and also by the presence of the residential properties on Shepherds Hill and Phillida Road.

The Development:

The manege is located on the south-eastern side of the applicant's garden, directly opposite the stable block and adjacent to the applicant's field, set well away from surrounding residential gardens. This position allows the manege to be screened from residential dwellings by the existing stable block and away from the lower land by the river which is liable to flooding.

The formation of the manege provides a facility for the applicant and their family to frequently practice and train both the horse and the rider. Grass can be damaged very quickly and become unusable, therefore not a feasible all year option. The manege's soft surface material reduces the chance of serious injury when falling from a horse. In times of very wet weather conditions, which would make the ground conditions poor and unsuitable for riding, the use of the manege for turn out area for exercise would prevent the applicant from having to hack out on the surrounding public highways, which is safer for the applicant, the horse and other road users.

The introduction of a manege in the Green Belt is widely accepted, in principle at least, as appropriate development at the national level.

A minor amount of engineering work was required in order to provide a level surface for the manege, which was then covered in :Arena Flex~, further details of which are provided at the end of this statement. Given that the manege primarily constitutes development in the form of a change of use of the land as opposed to :built~ development, it is considered that the proposal would not reduce the openness of the site. The careful consideration given to the

position and surfacing of this all weather facility (to ensure it blends in with the colours of the surrounding area effectively) combine to ensure that the manege is sensitively located within the site and wider landscape without constituting a conspicuous feature in the landscape.

The manege is enclosed by way of a timber post and rail fence stained in colour to match that of the existing fencing and stable block already in place. Such a form of enclosure is again common in country settings.

There is no intention to use any kind of external lighting to the manege.

Storage for equestrian equipment and manege maintenance equipment is accommodated in the existing stable block.

Policy:

The application site is located within the Metropolitan Green Belt. The fundamental aim of Green Belt policy, as set out in paragraph 133 of the NPPF, is to prevent urban sprawl by keeping land permanently open. Land within the Green Belt should therefore be kept generally free from development. This retrospective proposal predominately relates to a material change in the use of the land and as such, maneges are not necessarily out of character within a rural landscape. In this case, the siting of the manege means that it is an inconspicuous feature, which does not adversely impact on the openness or character of the Green Belt and this stance is widely supported by case law. It is contended that the proposal is therefore, in principle at least, acceptable within its Green Belt setting, and for the reasons set out elsewhere within this statement acceptable in all other detailed regards. In conclusion the proposal is considered to conform in full with Development Plan Policies of relevance and must therefore be regarded as 'sustainable development'.

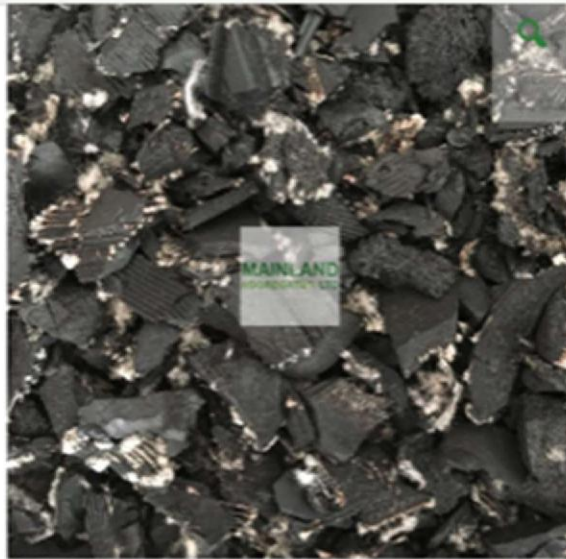


Figure 1: Photo of Manege

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Quantity Calculator

Length(mts.):

Width(mts.):

Depth(mm):

Calculate

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PRODUCT DETAILS

Other Name(s): Equestrian Rubber Chip,
Equestrian Rubber Crumb

Consists of: Our Arena-Flex® equestrian rubber chippings/chip consist of 99.9% wire free rubber by weight from automotive and manufacturing industries which have been passed through a specialised granulator and then screened. The rubber is shredded at 20mm to create a coarse grade of material. Arena-Flex® equestrian rubber chippings/chip are suitable for riding arenas, gallops and lunges and is suitable for use in all but the most extreme weather conditions. The product is frost resistant and is very well drained to produce a cushioned non-slip surface that is safe for both the horse and the rider. Unlike other equestrian rubber chippings/chip, our Arena-Flex® rubber chippings contain very few fines due to our vigorous screening process and therefore will spread further and are much less likely to disappear into the sand. Most manufacturers do not screen their equestrian rubber chippings/chip and as a result you end up with more powders which have no benefit to an arena and only add to the weight of the load. Typically a 40m x 20m riding arena will require approximately 20 tonnes of Arena-Flex® equestrian rubber chippings to give the recommended 50mm layer. Our surfaces have been supplied nationwide to Equine Colleges, Polo Clubs, Race Tracks, Top Breeders and even The Royal Artillery! Note: The density of this product is 1.2 tonnes per cubic metre according to moisture content of the parent rubber.



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