



PROPOSED PRIVATE USE 20 X 40 ALL-WEATHER SAND AND FIBRE
OUTDOOR RIDING ARENA AT HEALD LANE FARM ON HEALD LANE,
WIER, BACUP, OL13 9QZ

FULL PLANNING APPLICATION
DESIGN & ACCESS STATEMENT

January 2024



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This Design and Access Statement is to be read in conjunction with the following application drawing list;

1580_01

1. Project Introduction

- 1.1. This statement has been prepared by LK Architecture Ltd on behalf of the applicant Mr Needham in relation to the full planning submission of a 20x40m All-weather outdoor riding arena for sole private use of the applicant.
- 1.2. The property was purchased by Mr Needham in August 2022 to graze 4 of his own horses.
- 1.3. The application site comprises 1.4 hectares (3.6 acres) of land.
- 1.4. The land was bought for private use only, not to be run as a business.
- 1.5. The proposed riding arena location is 3m away from the rear of the existing stables.
Please see drawing 1580_01 for details.
- 1.6. The site is governed by the Rossendale Borough Council.
- 1.7. Vehicle access and parking will remain as existing at Heald lane farm. The site access will be kept as existing at the front of Mr Needham's property.



Above: Map demonstrating the location of Land adjacent to Heald Lane Farm.

2. Site Analysis, Location and Context

2.1. The site is not within the Greenbelt zone.

2.2. There are no Listed Buildings in the area.

2.3. The site is not a conservation area.

2.4. Ecology.

We do not believe an ecology survey will be needed as there are no ponds or streams located near the development site.

2.5. Flood Risk Assessment

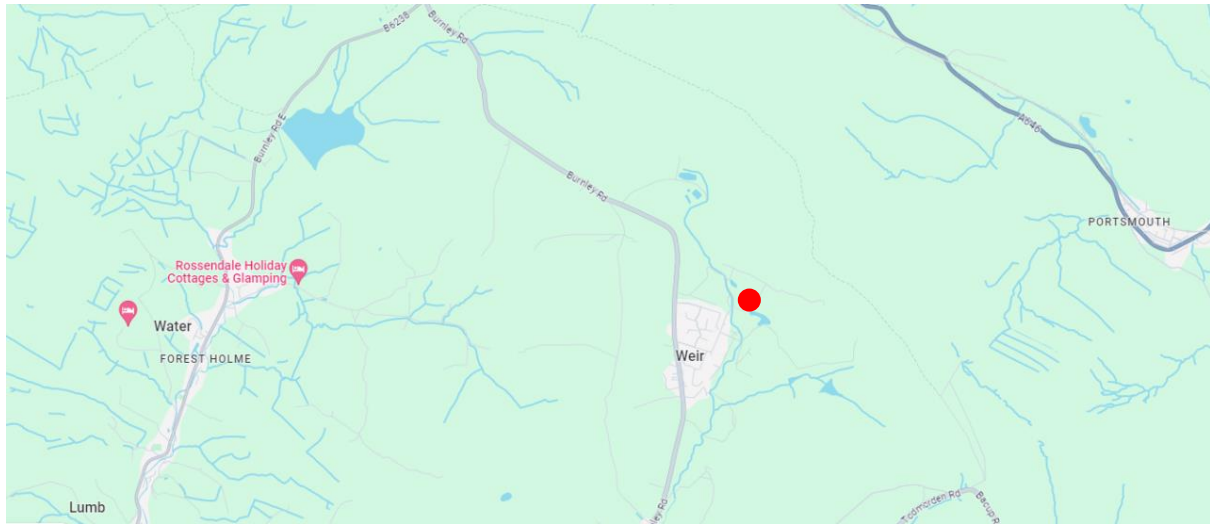
A flood risk map was provided earlier in this statement. The site is not situated in a known flood risk area which is recognised by the Environment Agency's flood risk designation mapping. There is no known significant risk of flooding from any other source. An adequate degree of drainage for the proposed arena would be achieved through the use of soakaways, therefore no need to connect to any existing drainage network.

2.6. Topography.

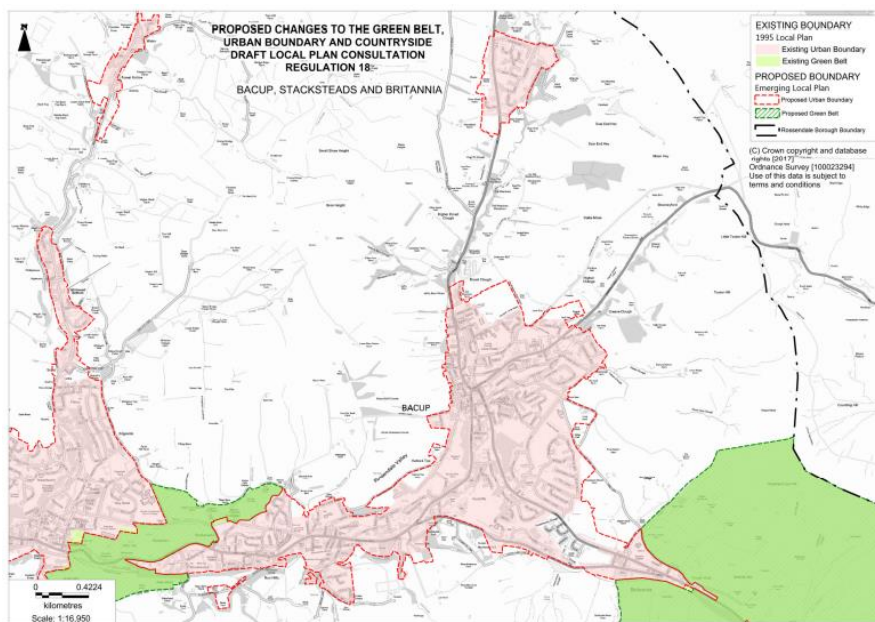
The site is on a steady gradient. It declines down a gradual slope towards the South. No topographical survey has been carried out at this point to analyse the extent of the cut and fill that will be needed along the North boundary of the arena in order to get the surface flat. It is predicted maybe up to 500mm of earth will be moved around to accommodate a flat arena.

2.7. There are a number of farms along Heald Lane, generally consisting of large, detached properties set back from the roadside within generous plots.

2.8. The closest property to the proposed arena is the neighbouring property to Heald Lane farm and it is 25m away.



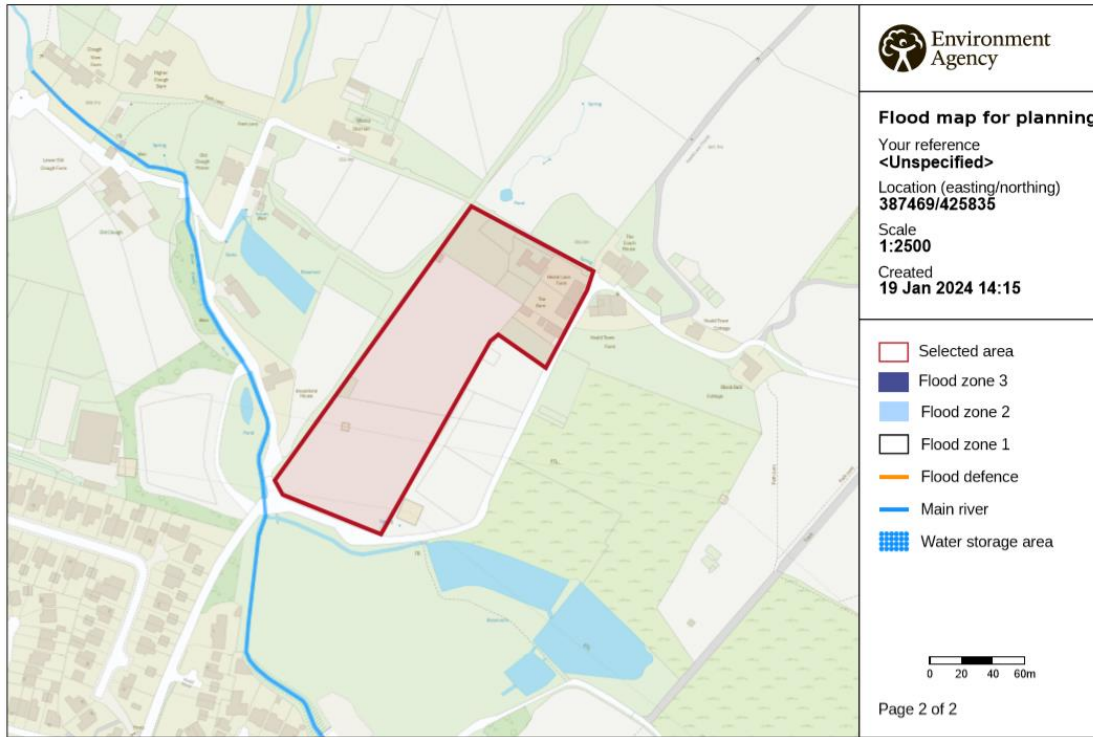
Above: Google Maps Image of proposed site and immediate surroundings.



Above: Rossendale Council's Greenbelt Area.



Above: Location map with red line indicating the location of the proposed development site.



Above: *Environmental Flood Risk Map showing the position of the proposed site being in zone 1.*

3. Site Photographs





Image 1: Showing rear view of Heald Lane farm and rear of the stables.



Image 2: Showing rear of the stables.



Image 3: Showing rear of the stables and access gates to horses grazing field.



Image 4: Showing access to the grazing field.



Image 5: Showing the horses grazing field.



Image 6: Showing the South of the site and grazing field.

4. Summary of Proposed Development

- 4.1. Siting.** It is proposed to locate the exercise arena as close to the North of the site as possible. This location is most practical, being in close proximity to the existing stables and other built form. As such, we are minimising the connection access track from the stables to the arena. The proposed siting also helps to ensure that from a design perspective the proposal does not risk being isolated in the middle of the field.
- 4.2.** The Mot type 1 Sub-base walkway will help to keep that well used area clear of mud.
- 4.3.** The proposed arena will measure 40m in length and 20m in width. It has been designed to fit in well within the rural surroundings to give minimal cut and fill as the field drops in level.
- 4.4. Construction and Appearance.** The makeup of the proposed arena will be as follows; Strip the earth back to clay, lay a herringbone pattern of 100mm twinwall perforated drains covered with a filter sock, trenched into a purpose made soak away. Non-Woven geo textile membrane over the whole area, followed by 150mm depth of clean stone. Woven membrane over this layer, followed by 150mm of Cushion Track Surface – sand and fibre blend.
- 4.5.** 40mm x 400mm pressure treated timber retaining boards surrounding the arena sitting on a crushed stone layer.
- 4.6.** Treated timber post and rail fencing will be used for arena boundary. See details drawings provided.
- 4.7.** The arena will be built using a cut and fill method of levelling. This means that all the spoil will be used on the arena area and not spread on to the land keeping the area to a uniform level.
- 4.8.** All of the above materials are in keeping with Equestrian use with only natural materials used. The construction of the arena would allow for it to be easily converted back to grass land if a future owner so wished.
- 4.9. Lighting.** We do not propose any outdoor lighting in the arena or walkway to the fields. This would require a further planning application which is understood by the client.
- 4.10. Parking & Access.** The development will use existing parking spaces. The site and parking can be accessed via Heald Lane.
- 4.11. Arboriculture.** The arena will use the existing hedge line as one of its boundaries. There will be no removal of any trees or hedges and there are no TPOs close by.
- 4.12. Pre Application Advice.** No pre application has been sought.

5. Applicant Statement- Mr Needham

Background

The property was bought on 19th August 2022.

The property came up for sale via Farrow and Farrow. We were looking for 4 acres for the keeping of my own 4 horses so that I could cut out livery costs.

Unfortunately, the roads in our area are not suitable for hacking due to their busy and potentially dangerous nature, especially for competition horses. Moreover, there are limited suitable hacking bridlepaths in the vicinity that are not appropriate for competition horses. Therefore, relying solely on hacking for exercise is not a viable option, particularly during the winter months when conditions may be unfavourable.

To address these challenges, the construction of an arena will provide a controlled and safe environment for the horses to exercise and keep fit. It will enable us to maintain their fitness levels and ensure that they are prepared for competitions. Ultimately, this initiative is aimed at safeguarding the welfare and well-being of our horses and us as owners.

The Arena

To address the rising traffic issues and ensure the welfare of the horses and riders, we have decided to construct a 20m by 40m exercise arena. This facility will provide a safe and suitable area for turning horses out during the winter months and space for exercising the animals.

In order to ensure that our horses receive adequate exercise and maintain their fitness levels, it is essential to have an arena. Horses, due to their size and nature, require regular exercise and cannot be confined to a field or stable without any opportunity for physical activity.

The Future

To ensure the welfare of our horses, it is crucial to have an arena of appropriate dimensions that can accommodate their training needs.

An all-weather surface arena would be indispensable for both the safety of the horse and me as the rider/handler. Presently, there are no local options for hiring such a facility on a regular basis. Accessing an arena outside the area involves significant costs, including facility hire, transportation expenses, fuel, and equipment. Consequently, this option is not economically viable, except for very occasional usage.