

NYMNPA

22/09/2021

Hollins Hall

Grosmont

Whitby

North Yorkshire

YO22 5PU

21 September 2021

Planning Application for Riding Arena – Hollins Hall, Grosmont

Dear Sir/Madam

In support of our planning application for a riding arena at our home, Hollins Hall, Grosmont, I would like to outline the reasons for the arena and the factors that we have considered to ensure the arena has minimal impact on the environment and our neighbours.

Reasons for the arena

I have three equines: a Clydesdale mare which I ride and compete and currently take to Ugthorpe twice a week to train; a 30-month-old Cob mare, who is to be backed early next year and will need regular schooling and a miniature Shetland pony, who is not ridden. In the winter months it will be too icy to make the journey to Ugthorpe and too dangerous on the slippery slopes around Grosmont to hack out. So, without a riding arena, the horse will not be ridden during the winter. With the limitations of winter turnout, it's important that young horses have regular training, and a riding arena is the safest option to be able to provide exercise little and often.

I would like to emphasise that the arena is for my domestic use only, I am retired, and my horses are my hobby, alongside gardening.

Considerations

Having built an arena at our previous home in Warwickshire, I am aware of what is involved and want to minimise lorry movements. Our contractor is local, and he will arrange for the stone and surface to be delivered in artic lorries to a close location, but away from our home as the drive and local roads will not accommodate large lorries. He will then bring in the materials via tractor and trailer and use our field to access the site. We would like to build the arena in Spring, once the land is dry enough and can take the weight of the tractor and trailer. This will ensure that our neighbour at Hollins House, who have use of our drive, is not inconvenienced. Also, the drive cannot take the weight or accommodate large lorries.

We will use cut and fill, and by building into the hillside and then using the soil to fill the northwest side of the arena, we should avoid having to remove any soil offsite. The holly hedge and the retaining wall will mean that the arena is not visible to our neighbours at the top of our drive and

indeed the trees bordering our garden and our neighbours already mean the arena won't be visible from Hollins House

We have sited the arena away from the trees, to ensure that our neighbour at Grooms Cottage has a clear right of way to the gate at the northwest of our land and we are building the arena two meters in from his fence, so we don't undermine it in anyway. Mr & Mrs Shepherdson will only be able to view the arena when in their field, which slopes up from their property.

Additional driveway and parking area

The additional driveway and parking area is to ensure we have space to park and turn our horse trailer, as the current drive is very tight. Delivery drivers often revert to using the parking area at Hollins House to turn, which isn't fair on them.

We have taken particular care not to affect the lovely trees at the front of our property and have taken advice from CPA tree surgeons in terms of the build.

I have consulted with our neighbours affected by the build, and all seem comfortable with our plans.

Materials

In building an arena, we have sought to balance longevity and environmental impact and have found a material called 'Flexiride' to provide the arena surface. This material is manufactured from recycled, industrial strength, synthetic textile and polymer materials, carefully blended with cushioning foam which is processed to produce a mixed material and laid together with silica sand on a base of clean stone. The material has no contaminants and so there is no danger of chemicals running off the surface. The material is also extremely durable and has a long life, requiring minimal top ups.

Holly Hedge

We have wonderful wildlife around Hollins Hall and indeed this is one of the real pleasures of living here and so we want to incorporate a holly hedge around the east, south and west sides. It is of course evergreen, a rich source of food for the birds, a place for nesting and will provide shelter from the winds, whilst riding.

Remaining grazing

We moved to Hollins Hall on 29th April 2021 and the horse and ponies are usually turned out between 1 May and 31 October, during this period, I have had to limit their grazing due to the risk of laminitis, which native breeds are particularly prone to. So, I am confident that we will have sufficient grazing for the horses once the arena is built.

I hope you consider this application favourably and can see that we have endeavoured to consider all factors and to mitigate all impacts both during the build and use of the proposed arena.

Yours Faithfully

Isobel Hoseason