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**PROPOSED EXTENSION
TO EQUESTRIAN EXERCISE ARENA**

at

**LAKESIDE VIEW
BLACKER GREEN LANE
SILKSTONE
BARNSELY**

For

Mrs Brenda Davies

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS LIMITED

SEPTEMBER 2025

Proposed Extension to Existing Equestrian Exercise Arena at Lakeside View,
Blacker Green Lane, Silkstone, Barnsley, S75 4NF

Applicant: Mrs Brenda Davies

Agent: White Agus Ltd

Date: September 2025

1. Introduction

This Planning Design and Access Statement has been prepared in support of a planning application to Barnsley Metropolitan Borough Council for the proposed extension of an existing equestrian exercise arena at Lakeside View, Blacker Green Lane, Silkstone.

The purpose of the statement is to outline the design rationale, planning considerations, and accessibility aspects of the proposal, ensuring compliance with local and national planning policy.

2. Site and Surroundings

The proposal is to extend an existing, purpose-built, equestrian training facility, owned and operated by Mrs Brenda Davies, the Applicant.

The existing stables, arena and associated buildings are enjoyed exclusively by the Applicant with no commercial operation.

Horse riding typically refers to the act of riding a horse for leisure or transport, while equestrianism encompasses a broader range of activities, including competitive sports, advanced horse training, and a deeper engagement with horse care and equine sports.

The applicant is a devoted equestrian.

The site is located at Lakeside View, Blacker Green Lane, within a rural area characterised by open fields, sporadic residential dwellings, and equestrian/agricultural land uses.

- The existing arena is positioned adjacent to a cluster of stables and a store.
- The landform is gently sloping, with ground levels indicated on the submitted plans.
- Existing enclosure fencing surrounds the current arena, constructed in a rural style that is in keeping with the local vernacular.
- Access is via an established track off Blacker Green Lane, which already serves stables and arena.

The surrounding area is primarily used for agriculture and equestrian purposes, and the site is not subject to any immediate ecological or heritage designations.

3. The Proposal

The application seeks planning permission for the extension of the existing equestrian exercise arena.

Key elements of the proposal include:

- Extension of the arena to create a 30m x 60m facility, providing improved training and exercising space for horses.
- Installation of proposed enclosure fencing to match the existing fencing, ensuring a consistent appearance.
- Introduction of proposed field boundary fencing where required, also matching the existing rural style fencing.
- Ground levels adjusted as per the submitted sections (A–A, B–B, C–C) to integrate the extension into the existing landform.
- Continued use of the existing access to stables and store with no changes to the highway connection.

4. Design Considerations

The design has been guided by the following principles:

- Integration with existing facilities: The extension directly adjoins the existing arena, maintaining a consolidated layout around the stables and store.
- Rural character: Materials and finishes replicate the existing, with timber post-and-rail fencing, ensuring a low visual impact within the rural landscape.
- Proportionality: The proposed scale (30m x 60m) is typical for equestrian arenas and proportionate to the site context.
- Landform: Minor grading of ground levels is proposed to provide a flat exercise surface, carefully integrated to avoid abrupt changes in topography.

5. Access and Movement

- Vehicular access: No new access points are proposed. The existing track from Blacker Green Lane will continue to serve the stables, store, and arena.
- Parking and servicing: Adequate parking and manoeuvring space already exist on site for horseboxes and vehicles, requiring no changes.
- Pedestrian access: Direct pedestrian access from the stables to the arena will remain unchanged.

The proposal will not increase traffic generation significantly, as the extended arena primarily supports existing equestrian activity at the site.

6. Planning Policy Context

The proposal has been assessed against the relevant policies of the Barnsley Local Plan (2019) and the National Planning Policy Framework (NPPF, 2023).

- Barnsley Local Plan Policy E8 (Rural Economy) supports development that contributes to rural diversification, including equestrian uses.
- Policy D1 (High Quality Design) requires development to respect local character and landscape. The proposal complies through its sympathetic design and use of matching materials.
- Policy T4 (New Development and Transport Safety) is satisfied as no additional access is required and traffic impacts are negligible.
- The NPPF recognises the importance of supporting rural businesses and equestrian activities as part of a thriving countryside economy.

7. Impact Assessment

- Landscape and Visual Impact: Minimal, due to the modest extension, use of sympathetic fencing, and the arena's siting adjacent to existing buildings.
- Residential Amenity: The site is remote from neighbouring dwellings; no adverse impact is anticipated.
- Ecology: The extension does not affect any sensitive habitats or designated sites.
- Drainage: The arena surface will be designed to manage rainwater appropriately, with runoff controlled within the site.

8. Conclusion

The proposed extension to the equestrian exercise arena at Lakeside View represents a modest and sympathetic enhancement of existing facilities. The design respects the rural character of the area, reuses existing access arrangements, and makes a positive contribution to the viability of equestrian activity in this location.

The scheme accords with the Barnsley Local Plan and the NPPF. Planning permission is therefore respectfully sought.