

**PROPOSED COVERING OF EXISTING HORSE EXERCISE
ARENA**

**AT WENTWORTH GRANGE FARM, STAINBOROUGH
LANE, HOOD GREEN, BARNSELY, S75 3HA**

**PLANNING STATEMENT AND DESIGN AND ACCESS
STATEMENT**



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1.0 Introduction

1.1 Caroline Saynor received consent for an outdoor riding surface at Wentworth Grange Farm (the "Site") in 2020 (Application Reference 2020/0380).

1.2 This proposal is to turn the outdoor riding surface in to an indoor riding area by erecting an agricultural building over the riding surface ("the Application"). The Application is made on behalf of Caroline Saynor ("The Applicant").

1.5 The Site is situated within the Green Belt, so consideration is given as to how the Application complies with national and local planning policies as well as the justification that underpins the requirement for covering the arena.

2.0 Background to the Business

2.1 Mrs Caroline Saynor has bred top class dressage horses for 44 years. She is well-known in this field, both breeding and competing, and has bred 3 horses that have competed in the Olympic Games.

2.2 Mrs Saynor has farmed at Wentworth Grange Farm for 10 years, where she has established a highly thought of and well-presented stud farm. Her Hanovarian and Oldenburg dressage horses are exported all over the world, including America and Canada. Mrs Saynor farms under CPH number 49/522/0003. The stud employs three full-time staff, including Mrs Saynor.

2.3 In addition to breeding dressage horses, Mrs Saynor breeds rare breed Irish draft horses for breeding and showing, and stores semen for other horse breeders. There are on average 35 horses on the holding at any one time.

2.4 In addition to the horse side of the business, there are 20 pedigree rare breed Grey Faced Dartmoor sheep, which are sold for breeding.

2.5 The holding comprises approximately 120 acres of land in a ring-fence around the farmstead, 100 acres of which are owned. There is one existing building, the lean-to

part of which is taken up with permanent stables, the main building being divided half into loose box stables for foaling and half into storage of hay.

2.6 Adjacent to the building is an exercise arena, measuring 50m x 25m. The arena is used for the exercising of the breeding mares and foals by the stud staff.

2.7 The mixed equestrian-agricultural nature of the business has been well established under previous applications, which have granted permission for a permanent rural enterprise dwelling and the outdoor riding surface (Applications 2020/0380, 2023/0684 and 2024/0198).

3.0 Requirement for Covering the Arena

3.1 It is essential that the horses are exercised daily year-round. Exercising on the outdoor arena has proved to be problematic over winter at this exposed location. There can often be heavy rain, wind, snow and ice. Mrs Saynor endured life-changing injuries when exercising a horse 18 months ago in the snow.

3.2 The proposal is to cover the exercise arena with a typical agricultural building, matching the adjacent building, to provide a safe exercising facility that blends in with what exists currently. The arena will reduce in length from 50m to 40m and 10 metres of the building will be used to provide storage for straw, fodder and machinery (separate application being made simultaneously under Prior Notification). The arena will reduce in width from 25 metres to 20.50 metres.

4.0 Photographic Survey

The following photographs illustrate the proposed site:





5.0 The Proposal

5.1 Scale

- The building will measure 20.5m wide, 40m long, 4.88m to the eaves and 7.15m to the ridge.
- This is the same width, eaves and ridge height as the adjacent building. Including the fodder store being applied for under Prior Notification, the total new building will sit on the length of the existing riding surface but will be 4.5 metres narrower.

5.2 Siting

- The proposal will sit on top of the existing arena.
- The building will be adjacent to an existing building
- The building will use the existing access; no new hardstanding will be required.
- The Site is well screened and can only be seen from two dwellings to the south, one is a farm and one is an equestrian operation.

5.3 Appearance of the Development

- The building will of the same natural coloured materials as the adjacent building to the north: concrete panels to one metre with timber Yorkshire boarding above under natural grey fibre cement sheets, in keeping with farm buildings in the area.

- The visual appearance from the south will be the same as currently.

6.0 Access to the Development

6.1 The building will be accessed from the west gable via the existing access and will not require any new hardstanding.

6.2 There will be no change in vehicle movements to and from the Site.

7.0 Environmental Considerations

7.1 The building has rooflights to reduce the need for electric lightning.

7.2 Surface water falling on the rooftop of the building will be directed by black uPVC rainwater goods to water tanks situated against the building, providing drinking water for livestock and washing.

7.3 A swift terrace will be located under the south eaves in the east corner.

8.0 National Planning Policy Framework (NPPF)

8.1 The NPPF is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development.

8.2 Section 4 of the NPPF promotes sustainable development, and states that development should be enabled which will support the rural economy and rural communities.

8.3 Policy GB7 sets out Green Belt policy and states that certain forms of development are not inappropriate forms of development in the Green Belt, including the provision of appropriate facilities in connection with the existing use of land, including buildings for outdoor sport, outdoor recreation...

8.4 This statement has shown why the building is required for the successful and safe function of the business, for the exercising of breeding horses and their offspring.

9.0 Barnsley Local Plan

9.1 Paragraphs 18.3 states that all buildings still have to be considered in terms of their impact on the openness of the Green Belt.

9.2 The building will be located over the existing footprint of the riding surface, it will not take up any new land not already under that use. The building will be situated against the existing building of the same width, eaves and ridge height, and be constructed of the same materials, thus the picture will not differ from the south as to how it is seen now. The building cannot be seen from the north as it is hidden by the existing building and a high hedge. Due to natural screening and the lie of the land, the yard and buildings are not visible from the east or the west. It is felt therefore that there will be very little impact on the openness of the Green Belt.

10.0 Conclusion

10.1 The proposal is for the covering of an existing riding area for the continued, safe function of Wentworth Grange stud farm.

10.2 The proposed layout, location, character and building materials are sympathetic to the surrounding landscape and adjacent farm building. The proposal is of the same eave and ridge height as the adjacent building and the building will be smaller than the existing footprint of the exercise arena, thus ensuring that it will not have an adverse impact on the surrounding countryside or on the openness of the Green Belt.

10.3 The proposal is considered to be policy compliant and it is requested that the Local Planning Authority approves this Application without delay in accordance with Policy S3 of the NPPF.