



Barnsley Metropolitan Borough Council
Planning and Building Control
PO Box 634
Barnsley
S70 9GG
Edward Street
Stockport
SK1 3UR

3 March 2025

Dear Sirs

Proposed Manege at Lower Maythorn Barn, Lower Maythorn Lane, Whitley Common, Barnsley, HD9 7TW

Please find enclosed completed planning application form and plans in connection with the above proposal.

Design and Access Statement

The Applicant would like to erect a manege measuring 20m x 40m. The manege will be dug into the sloping field abutting an existing stable building, which is sunk down to the same level, so that at the north end the surface will be sunk down into the ground by 2.10m. A timber post and four rail fence will be constructed around all four sides at ground level. The manege will not be flood lit. Entry will be by an existing 10' stainless steel gate, which will be moved from the fenceline which will be taken down.

The location of the proposal has been chosen so that the manege will not be visible from the road or in the landscape. The manege will be adjacent to the existing stables and hardstanding, close to the dwelling and adjacent to the road, rather than being a new standalone feature. No new access is required; access will be directly from the stable and hardstanding area.

The Applicant owns 6.67 acres in a ring fence around the proposed site. The land is used for the grazing of sheep and horses. The Applicant has two horses, which will be exercised in the arena. The land is generally too wet and unsafe to exercise the horses. The manege will be used only by the Applicant and his family for exercising the personal horses.

Planning Statement

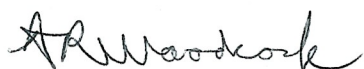
The proposal is located within the Green Belt. Policy GB1 of the Barnsley Local Plan concerns development in the Green Belt. It states that the National Planning Policy Framework sets out some uses which are generally acceptable in the greenbelt. It goes on to repeat paragraph 89 of the NPPF which states that the construction of new buildings in the Green Belt is inappropriate, with one exception to this being provision of appropriate facilities for outdoor sport and outdoor recreation, providing they do not impact on the openness of the Green Belt or cause other harm.

Horse riding is a land use which preserves the openness of the Green Belt. A small manege for the Applicant's own private use that is dug into the bankside, against the road and not prominent in the landscape will not conflict with the purposes of including the land in the Green Belt. There will be a sand surface and a timber fence boundary, facilitating an open air country pursuit of leisure. The proposal will not be prominent from the surrounding countryside, or visible from the adjacent road, as it will be set down substantially lower than the road. The proposal is a recreation facility where an open air/countryside location is essential. This is a small-scale equestrian facility, which does not harm countryside character or local amenities.

The small scale, clever siting and neutral-coloured materials/boundaries used in the design of this proposal will not have a negative effect on the openness or the visual amenity of the Green Belt. There will be no impact on the highway.

It is hoped that the Authority will issue a swift decision in favour of the Application for this low-key development.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ruth Woodcock', written in a cursive style.

Ruth Woodcock BA (Hons) MSc MRICS
For and on behalf of Woodcock Rural Surveyors Ltd.