

Design and Access Statement

Stabling and Creation of Outdoor Riding Arena (Part Retrospective)



Land Adjacent to Tapiola, Cote Lane, Thurgoland, Sheffield S35 7AE

On behalf of Miss R Askham

December 2021

Contents

Introduction	3
Background	4
Proposal	4
Site Photographs	5
Proposed Layout	7
New Facilities and Function	8
Flood Risk	10
Highways and Access	10
Residential Amenity	10
Public Footpaths	10
Landscape Character	11
Ecology	11
Equestrian Profile of Rosie Askham	12
Local And National Planning Policy	13
Development in the Green Belt	15
Local Planning Policy	15
Conclusion	16

Introduction

This Design and Access Statement has been prepared on behalf of the owner of the property in respect of the submission of a planning application for private equestrian facilities on Land Adjacent to Tapiola, Cote Lane, Thurgoland, Sheffield S35 7AE.

This statement will demonstrate that a reasoned and appropriate approach has been adopted in the preparation of this planning proposal.

This statement should be read in conjunction with the accompanying drawings.



Land Ownership Area

Background

The proposed application site is within a land holding adjacent to the dwelling owned by the applicant. The site is accessed from a private driveway off Cote Lane. The land holding equates to some 10 acres and was purchased by the applicant during December 2020. The site area is within the Green Belt and Open Countryside as outlined in Sefton Council Planning Policy.

The land has historically been used for keeping horses and there were two stables situated within the woodland off the access. These stables were removed and two new stables were positioned to the southern boundary within the paddock.

Since owning the site the applicant, Rosie Askham, has kept her own two horses on the land. They were previously kept at livery stables a few miles away.

There are two existing stables used to keep and care for the welfare of the horses. Current feed storage arrangements include a small galvanised box positioned next to the stables and hay is currently stored covered outside, which is not ideal.

One of the horses owned is a Friesian dressage competition horse and the other is retired from competition but is still ridden for recreation.

Due to Covid and moving the horses to the site there has been limited opportunity to continue to compete up the dressage levels with the competition horse. To be able to have suitable facilities will enable Rosie to train again to progress with her competition ambitions. Whilst the facilities are progressed the competition mare is to be put in foal. This will produce a home bred competition horse for Rosie.

The proposal for stabling and associated facilities at the site will enable Rosie to adequately care for her horses at home and focus on training to the higher levels of dressage. To be able to have the outdoor riding facility will also save time and the expense of travelling to and hiring alternative arenas.

Rosie is a member of British Dressage and is a gold member of the Friesian Horse Society of Great Britain and Ireland. She is also a member of Intelligent Horsemanship, which practices a more natural way of life for the horses. Rosie is currently trained in dressage with Lindsay Hancock, who represents Great Britain at the highest level of dressage, based in West Yorkshire.

The paddocks are of a sufficient size to accommodate the number of horses and to produce hay for them.

Proposal

The proposal is to create a small private equestrian facility on land owned by the applicant, specifically for keeping and training her own horses.

The existing two timber stables make up the retrospective part of the application to regularise these. The proposed additional timber structure will provide a tack/feed room and hay/bedding storage area. It will also provide for a foaling box for the mare and anticipated foal. There will be three horses on the site once the foal arrives, hence the need for three stables.

The use will be incidental to the adjacent nearby main dwelling and will remain solely for private use by Rosie.

Existing Facilities

- Approx 10 acres of Grazing Paddocks
- 2 stables

Proposed Facilities

- Additional stable (foaling box), Feed/tack Room and Hay/Bedding Storage area.
- Outdoor riding arena 20m x 60m

Competition horses require constant training and exercise practicing dressage movements which they would be unable to carry out on hard ground or a slippery, uneven surface. The specialist surfaces of the outdoor riding arena will allow for all of these movements to be carried out safely and effectively, for horse and rider.

Dressage competitions are carried out in arena sizes of 60m x 20m. Therefore the proposed arena is the minimum size required for use and will allow for adequate training and practice for Rosie to produce and train her horses for the higher level for competitions.

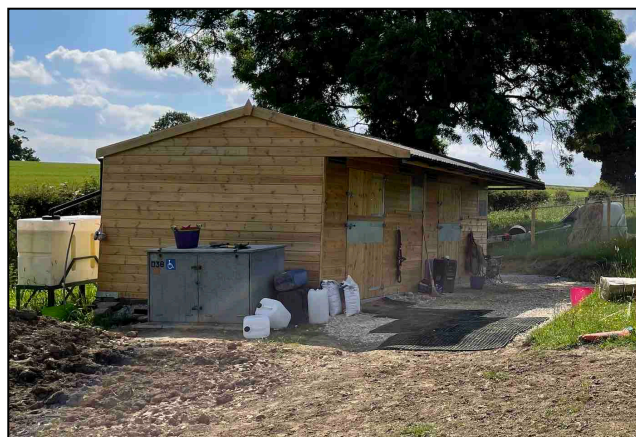
The ancillary facilities, feed room and hay storage, are usual facilities expected at equestrian sites.

Local suppliers and merchants are supported and used to provide for the welfare of the horses, including Veterinary care from Hirds and Partners, Sheffield, Farriers Phil and Louis Webb and local feed suppliers Argo Feeds, Penistone. A local farmer assists with the maintenance of the land.

Site Photographs



Existing Stabling on Southern Field Boundary



Existing Stabling, feed storage box and rainwater collection tank



*Proposed Area for Outdoor Riding Arena
Southern boundary, West of existing stables*



Grazing Paddocks



*Existing Access off Cote Lane
Looking West to East*

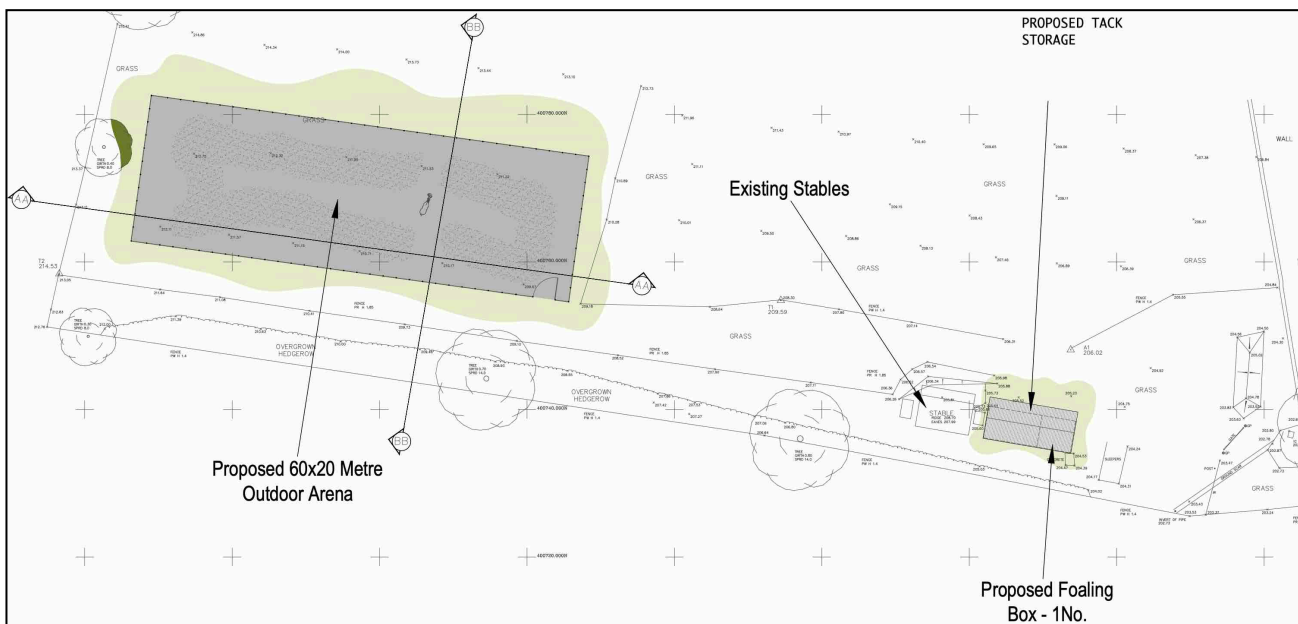


Gated Access to Field

Proposed Layout

The proposed area for the facilities is at the Southern boundary. This is an area which is lower than the rest of the land holding which slopes down north to south. The whole land holding is surrounded by natural trees and hedges which will help to ensure that the visual impact of the new buildings is not harmful. The site for the facilities has been chosen to take into consideration the topography of the land and any neighbouring buildings. It is considered to work well in this location, with no impact on the existing landscape.

There are no trees or hedges to be removed as a result of the proposal.



New Facilities and Function

Stabling

The proposed stabling is to be constructed with materials which are typical of equestrian buildings being of timber construction and agricultural in style.

The stables will be built to the current equine welfare standards and are to be of high modern standards to achieve first class stabling for the horses, and an efficient working environment based on traditional materials and design. The design will allow for 3 stables, with associated tack /feed room and hay/bedding storage areas.

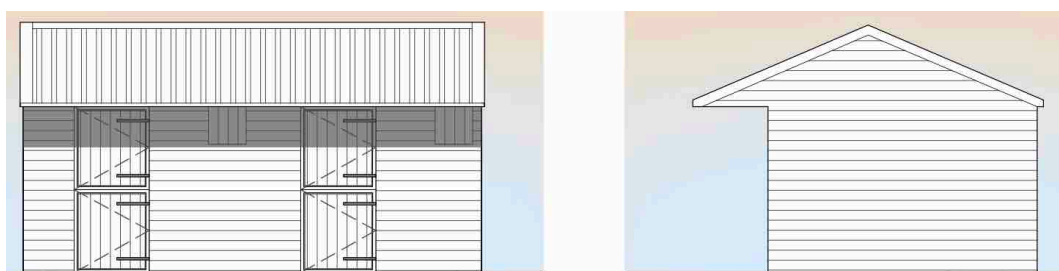
The size of the foaling box is adequate to accommodate a mare and foal.

The stables will be used to house in training and experienced competition horses. They require shelter against the cold, wind and rain, and against flies and insects. It is important for these horses to be stabled also for their safety, and so that they can be closely monitored and received individual care.

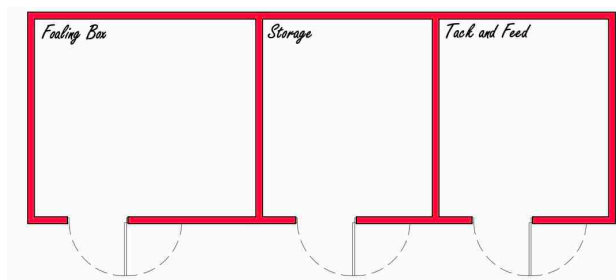
The size of the stables allows for the horses to move around freely inside. Being in close proximity to the dwelling of the applicant will allow for the horses to be checked on a regular basis.



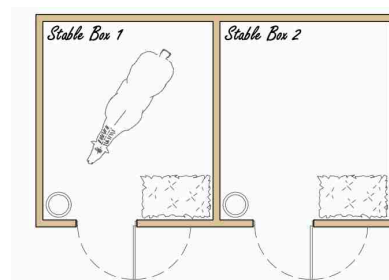
Proposed Elevations Stable Building



Elevations Existing Stable Building



Proposed Floor Plan Stable Building



Floor Plan - Existing Stable Building

Outdoor Riding Arena

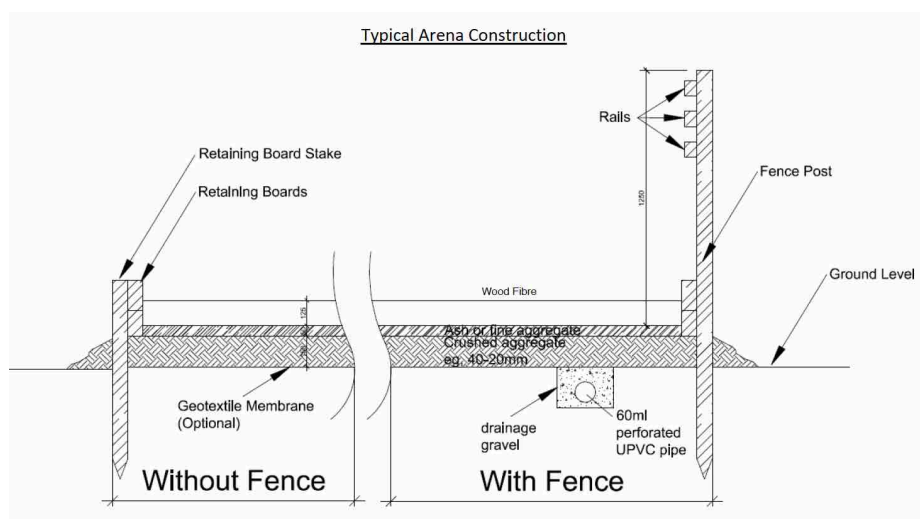
The size of the proposed outdoor arena is 20m x 60m. It provides a level, all weather outdoor training area for the horses. The surface will be a specialist equine surface, top coated and mixed with kiln dried industrial silica sand to a depth of 125mm and will provide a surface which will not freeze or blow away.

The size of the arena is governed by the area required to compete in dressage, as regulated by the FEI. All competitions at the higher level which Rosie competes take place in arenas up to 20m x 60m. Therefore, the size of the proposed arena is required and beneficial for training at the standards required to compete. The proposed size of the arena, together with the specialist arena surface will allow the impact of horse movements to be absorbed thereby helping to prevent serious injury.

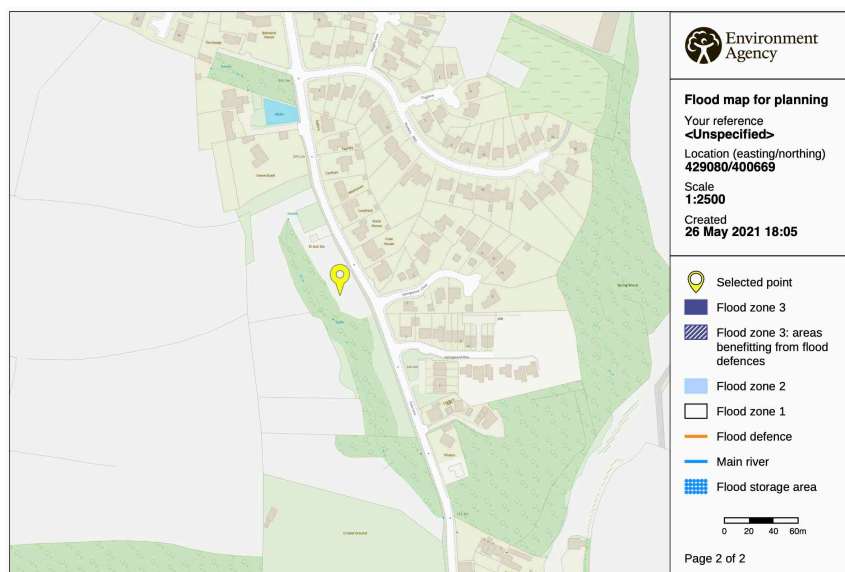
The arena provides a safe and enclosed area for training for horse and rider. Training the horses outside also enables them to get used to concentrating fully on what they are being asked to do and not to be easily distracted by situations around them which are outside of the rider's control. It allows the horses to be trained outside in all weathers, which is not possible when the ground is slippery from being too wet or too hard, or frozen. It also negates the need to regularly exercise away from the site.



Example of Outdoor Riding Arena



Flood Risk



The Environment Agency Flood Maps confirm that the site for the development is in Flood Zone 1, an area with low probability of flooding. The site area is smaller than 1 hectare and does not affect other sources of flooding, and therefore a flood risk assessment is not required.

Highways and Access

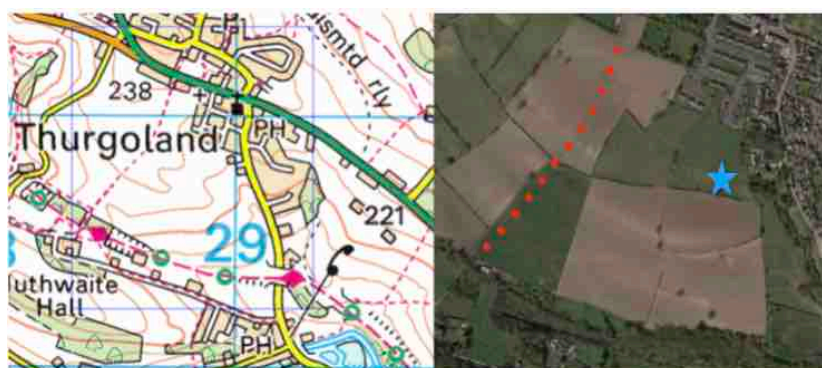
The proposed use of the facilities is solely private to the applicant who lives very close to the site, which is within walking distance. No commercial activity will take place. There are no alterations proposed to the existing access.

Residential Amenity

The siting of the new facilities is not considered to affect any neighbouring properties. The closest dwelling to the proposed facilities is that sited North-east, some 85m away.

Public Footpaths

There is an existing PROW which runs to the west of the holding. The proposal will not affect the existing PROW and the site topography and boundary hedges of the development are well screened from public view.



Landscape Character

The site is screened with a well established boundary of hedging to the south. These hedges will not be affected by the proposal. The development is set within the lowest land area. It is considered that the development is appropriate in this rural area and uses traditional materials for the type of buildings to reflect typical design found at equestrian sites.



Land rises away from the proposed site area to the North

Ecology

There are no ponds within the site and no trees or hedges are to be affected by the proposed development. The land is currently grazed by horses, topped and mown to make hay in between. This type of grassland is devoid of potential refugia and hibernacula for herpetofauna and is generally classed as having a low ecological value.

The fact that the land is maintained amenity land which is well used for grazing and hay production, gives limited potential for supporting amphibians.

There is no lighting proposed for the arena or stable area. Therefore the proposal is unlikely to cause adverse impacts on any protected species or habitats that may exist.

Equestrian Profile of Rosie Askham

Statement from Rosie



I have been involved with and riding horses since I was around 6 years old. Always at the stables mucking out, brushing the horses and just generally being with them. I have been fortunate enough over my childhood years to have many people trust me to care and ride for their horses whilst they are away.

It was evident from about 16 that I wanted to be around horses for the rest of life, and so applied for an apprenticeship to become a groom. From the interview process and the trails,

I had done further research into equine training and qualifications and learned I could study them at degree level, and so I decide stay in education and complete my A-levels so I could apply to university. I accepted a placement at the university of Greenwich to study Equine Management, a very well rounded degree that allowed to me achieve extensive knowledge in all areas of equine life, nutrition, therapy, husbandry and welfare, as well as fuel my original interests in training competition horses and breeding. I achieved a 2:1 BSc honours for my efforts and returned back to home more enthused with ideas of breeding my own Dressage horses than before. However, unsure of where I wanted to go within the Equine industry, I chose to work for the family business as a Company secretary for the time being.

Still keen to keep myself in the equine industry I used my degree to gain part time employment in an Equestrian store over the weekends, working 7 days a week for a number of years. Still dedicated to training horses, I was still riding however my current horse was needing a slower lifestyle due to old age. A small budget doesn't go far in the dressage scene, and so I eventually came across a Friesian mare from Grand Prix dressage lines, although very young, very nervous and not at all ready competition for a small sum.

I fell in love with the Friesian breed after connecting with her and have wanted to get another to bring on behind her. However, the price of Friesians has increased dramatically over the years and is at an all time high now with the import fees and so I simply cannot justify buying another. This only strengthens my goals to start breeding my own, and now with having my own land and no livery fees to pay I have the freedom to do so.

Timing seems to be perfect, as I cannot continue training with my mare without facilities and building them will take time, so it would make sense to start breeding while I can put my full focus on the development side to put my ideas into practice. The 20m x 60m dressage arena, not only allows me to practice dressage tests accurately but will aid the training for not only my current mare, with her being a large horse, but with future youngsters, as certain movements are much harder to execute in a small space. The arena will also serve its purpose for providing a safe and secure backing environment for youngsters which it vital for them to have a good start in life. In combination with this an all-weather arena would allow me to still grant the horses turnout in extreme weather situation to keep their way of life as natural as possible. In addition to the arena I am wanting two stables and a foaling box with storage which will adequately cover me for everything I would need to keep my horses in comfort and food all year round.



Local And National Planning Policy

The Horse Industry

Industry Facts and Figures

The Strategy for the Horse Industry in England and Wales (The Strategy), published in December 2005, was prepared by the British Horse Industry Confederation (BHIC) in partnership with the Department for Environment Food and Rural Affairs (DEFRA), the Department for Culture Media and Sport (DCMS) and the Welsh Assembly.

In its Ministerial Foreword, it states that: Government recognise the major contribution which the horse industry makes to the economy, and the important role that horses play in the lives of so many people in both cities and rural areas across England and Wales. The Strategy gives some estimates of horse industry figures:

Its gross output is £3.4 billion

It employs up to 250,000 people directly and indirectly;

2.4 million people ride

11 million people have some interest in the horse industry, and 5 million an active interest; and

The horse population in the UK totals nearly 1 million

British Equestrian Federation (BEF)

The BEF was set up as the senior co-ordinating body for the British Horse Society and the British Show Jumping Association. Affiliated to the Federation Equestre Internationale (FEI), the BEF represents the sports of Show Jumping, Eventing, Dressage, Horse Driving Trials, Endurance, Vaulting, and Reining.

The BEF plays an important role in representing the common interests of its member bodies to organisations such as the British Olympic Association, Sports Aid Foundation, and a number of others.

The BEF published the 'Facilities Strategy for Equestrian Sport and Recreation' (the Facilities Strategy) in May 2006.

Under the heading of Planning, The Facilities Strategy states that:

- The BEF, in particular through the British Horse Society, Association of British Riding Schools, alongside the Department of Environment, Food and Rural Affairs and the Office of the Deputy Prime Minister will work to:
- Urge Local Authorities to take a more sympathetic view towards criteria for equine development.
- Actively support and lobby for any application considered to be of regional/national significance that has stemmed from this strategy
-
- Ensure that all of the above issues are considered within regional, county and local plans.

The BEF published the ‘Facilities Strategy’ to assist facility operators, funding bodies, land owners, local authorities, education establishments, voluntary sector organisations, national organisations and other relevant bodies in the strategic planning and improvement of sustainable facilities that best meet the development and competition needs of the sport at all levels. It is available in full from the BEF.

The Importance of Sport and Recreation

Councils will generally support the provision of sport and recreational facilities where this is consistent with planning policy. Central Government guidance emphasises the importance of sport and recreation both to society and the economy and as contributors to individual health and sense of wellbeing and to civic and national pride. It aims to promote sport and recreation, encourage participation and the provision of a wide range of facilities for all sectors of the population. Sport England, Planning for Sport Guidance (June 2019) provides guidance on how the planning system can help to provide opportunities for all to take part in sport and be physically active.

Many outdoor recreational uses are normally located in the open countryside. These might include golf courses, paintball, equestrian facilities, recreational flying and water based recreational activities and different types of holiday accommodation. Such developments provide important facilities for residents. There is an importance for balancing the demand for recreational opportunities against such development may have on rural areas.

National Planning Policy Framework (2019)

The NPPF states that ‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to make places better for people’.

Paragraph 11 of the National Planning Policy Framework builds on this wording by encouraging planning to look favourably upon development, unless the harm that would arise from any approval would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.

Paragraph 130

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Development in the Green Belt

Paragraph 149

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

Paragraph 150.

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purpose of including land within it. These are:

b) engineering operations

e) material changes of use of the land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);

Local Planning Policy

Barnsley Local Plan Adopted January 2019

Policy SD1 - Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1 - General Development

Proposals for development will be approved if:

There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;

They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;

Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

Any drains, culverts and other surface water bodies that may cross the site are considered; Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;

Any pylons are considered in the layout; and

Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy LC1 - Landscape Character

Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments).

Development which would be harmful to the special qualities of the Peak District National Park will not be allowed.

Policy GB1 Protection of the Green Belt

The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

Conclusion

- This proposal meets all national and local policies in terms of equestrian and rural development in the Green Belt.
- The location and type of proposal is appropriate to a rural setting.

-
- It will provide a talented, young rider the opportunity to train her own horses on premises that is owned by her, providing facilities necessary for keeping and training the horses for high level competition within a safe area.
 - The design and type of facilities proposed are typical of requirements for equestrian training of for the level attained and will be developed from the existing equestrian use of the site.
 - The design and location has been carefully chosen to be set within the landscape to minimise any impact.
 - There are no highways implications associated with the proposal.
 - There will be no intensification on the use of the site as the proposal is for the private use of the applicant, who resides close by.