



## PLANNING STATEMENT

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### Proposed equestrian exercise arena

at:

Royd Moor Road  
Thurlstone  
Sheffield  
S36 9RW

for:

Mr & Mrs L Barden

date:

July 2016

## Introduction

This planning statement has been prepared to support a planning application for the creation of an equestrian exercise arena at Royd Moor Road, Thurlstone. Sheffield.

## Site Context

The site currently has stables for the safe housing of the applicants horses. The proposed exercise arena would be situated to the immediate west of the existing stable block. See below.



## Background

Mrs Barden has cerebral palsy and has ridden horses for many years as part of beneficial exercise, particularly to help with mobility and strength of the right hand side of her body, which is her weakest side. Up until recently Mrs Barden has ridden her horses on the roads and lanes in close proximity to the site. However, a riding accident last year, involving a motor vehicle, has left Mrs Barden with a serious loss of confidence in respect of riding on the roads. Her horses however still require regular exercise to keep them healthy.

The purpose of the exercise arena is therefore purely for the applicant to be able to exercise the horses in a safe, level and secure environment.

## Planning Policy Context

**National planning policy guidance** is provided by the National Planning Policy Framework (NPPF).

The site lies within the green belt. Paragraph 89 of the NPPF states –

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

- *buildings for agriculture and forestry;*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*

**Local planning policy guidance** is provided by the Barnsley UDP which was adopted in December 2000.

### Policy GS8

WITHIN THE GREEN BELT, THE CONSTRUCTION OF NEW BUILDINGS WILL NOT BE PERMITTED, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, UNLESS IT IS FOR THE FOLLOWING PURPOSES :

- . A) AGRICULTURE OR FORESTRY
- . B) ESSENTIAL FACILITIES FOR OUTDOOR SPORT OR OUTDOOR RECREATION, FOR CEMETERIES, OR FOR OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT
- . C) THE REPLACEMENT OF EXISTING DWELLINGS IN COMPLIANCE WITH POLICY GS8E.

### Policy GS9

DEVELOPMENT WITHIN THE GREEN BELT, OR CONSPICUOUS FROM IT, SHOULD NOT BY REASON OF ITS SITING, MATERIALS OR DESIGN RESULT IN SIGNIFICANT HARM TO THE VISUAL AMENITY OF THE GREEN BELT.

The proposal should therefore be assessed against the relevant planning policies identified above, and any other relevant material considerations.

## **Development Appraisal**

### **Green belt**

With respect to the principle of development within the Green Belt, it is considered that the proposal represents development that is not inappropriate in the Green Belt.

For the purpose of paragraph 89 of the NPPF and Policy GS8 of the UDP the proposal is for outdoor sport/outdoor recreation, which is appropriate within the Green Belt.

The nature of the proposal, without any built form, will preserve the openness of the Green Belt and will not result in significant harm to the visual amenity of the Green Belt.

### **Access**

Access to the site is existing, off Royd Moor Road. Vehicular movements to and from the site will not increase by way of the proposed development.

### **Design**

The proposal is of typical design for an equestrian exercise arena. The arena will be level, surfaced and have a simple wooden post and rail perimeter fence.

### **Conclusion**

The proposal is to provide a safe and suitable facility for the applicant to exercise horses, adjacent to the existing stables. The use is solely for outdoor recreation and is therefore not inappropriate in this location.