

## SUPPORTING STATEMENT

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Location	Land off Annat Royd Lane, Ingbirchworth, Sheffield, South Yorkshire.
application	Erection of Stables & Field Shelter
client/applicant	Mr & Mrs G Pearson
job number	23/893
date	June 2023

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Ltd  
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### ARCHITECTURE | PLANNING | DESIGN

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## **Proposal**

The applicants live close by and currently rent other grazing land. They wish to secure the future of their equine hobby and purchase this subject land and build stables for their own personal use.

The applicant currently owns 2 horses and plans to purchase another.

The land will easily accommodate/support the summer grazing of two horses. The indicated field shelter will provide regular shelter given the extremely exposed location and the third stable will provide a small amount of storage for small bales of hay used for feed and a small amount of bedding (extracted shavings).

Given the remote location/security, tack will not be stored on site.

The proposal is for private stables and an attached field shelter for private enjoyment only. This is not a commercial venture/commercial horse yard.

The field will continue to be used for grazing with riding taking place on the local green lanes and many bridleways. The stables will be used for housing during adverse weather and throughout the wet autumn and winter months.

The location of the proposed stables has been carefully considered, taking into account security, access, pollution and noise control, proximity to Ingbirchworth reservoir and the prevailing weather this exposed location suffers from.

Accommodation away from the elements is required to provide shelter for the applicants two horses when the land is too wet, in addition to over autumn and winter.

There are no other buildings that could be used, adapted or converted for stabling/field shelter on the land.

These proposed stables are remote from nearby dwellings with the nearest dwelling being in excess of 900meters away.

The location, to the South of the mature trees lining Horn Lane, not only shelters the site with regards to weather/wind but also assists in screening the proposed stables.

The position of the proposed equine building has been arrived by considering various factors, access, prevailing weather direction, topography, security and proximity to the reservoir. We contend the proposed location is discrete and has minimal impact on the grassland which will continue to be used for grazing. The stables are short, squat and a small in structure. They are effectively screened by the adjacent dry stone wall to the rear (North) and mature trees also to the North. These will be retained and are not negatively impacted on by the proposals.

## **Drainage**

Surface water run-off from the stable roof will be collected for re-use with an overflow connecting into a herringbone soakaway drainage system.

## **Pollution / Noise Control**

Grazing livestock have used the North boundary wall to shelter in adverse weather conditions, we contend the location of the proposed stables, when considering the intensity/low volume, will have no impact on the nearby Ingbirchworth Reservoir. It will actively enable muck to be dealt with effectively to reduce the impact on run off/pollution risk to the reservoir.

Given the exposed location and space separation to the nearest domestic properties, noise and smell should not cause any disturbance.

Lighting does not form part of this application therefore light pollution is not an issue.

Manure will be taken from the stables/field shelter on a regular basis and used as a natural fertiliser on the land. We suggest that muck piles, if stored on site, are located at the Southern part of the land, well away from the reservoir (over 300 meters away). Given only two horses will be kept on the land the volume of muck will not cause an issue.

It is important to note the land has been actively fertilised with livestock manure for a long number of years.

## **Layout & Highways**

Access to the land will remain as existing, directly from Annat Royd Lane. The other alternative access via Horn Lane was discounted as the access is narrow with worse visibility splays, located close to a culvert that connects into Ingbirchworth Reservoir along with the number of mature trees that line this alternative access. Vehicles using this access are likely to impact on the root protection areas of the trees.

The access and visibility splays from Annat Royd Lane is good.

We contend that this proposal for stables will in fact reduce the number of slow-moving vehicles entering and exiting the land. Naturally if hay cant be stored on site and if horses can't be kept here all year round the number of movements will significantly increase.

The number of vehicle movements to check on the horses each day is negligible.

No additional highways access is proposed.

## **Scale of Development**

The overall scale of the development has been carefully considered and fits in well with the topography of the land and location nestled in the North East corner of the existing field, secluded by the surrounding dry stone walls and mature trees.

The stables have been positioned so not to detract from the area and to ensure no negative impact on the greenbelt setting.

## **Materials**

It is proposed the stables will be of traditional timber frame construction, clad in olive green profiled steel sheeting externally with a non-drip/anti condensation profiled steel sheet roof covering again in olive green.

Gutters and down pipes will be in black plastic.

The stable doors and hatches will be timber. The gate to the field shelter will be a galvanised field gate.

## **Heritage Assessment**

There are no listed buildings within close proximity to the land.

The location is not within a conservation area.

## **Planning Policy**

### **Policy context;**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and should be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley.

The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

### **Local Plan**

The following policies are relevant to this application;

GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

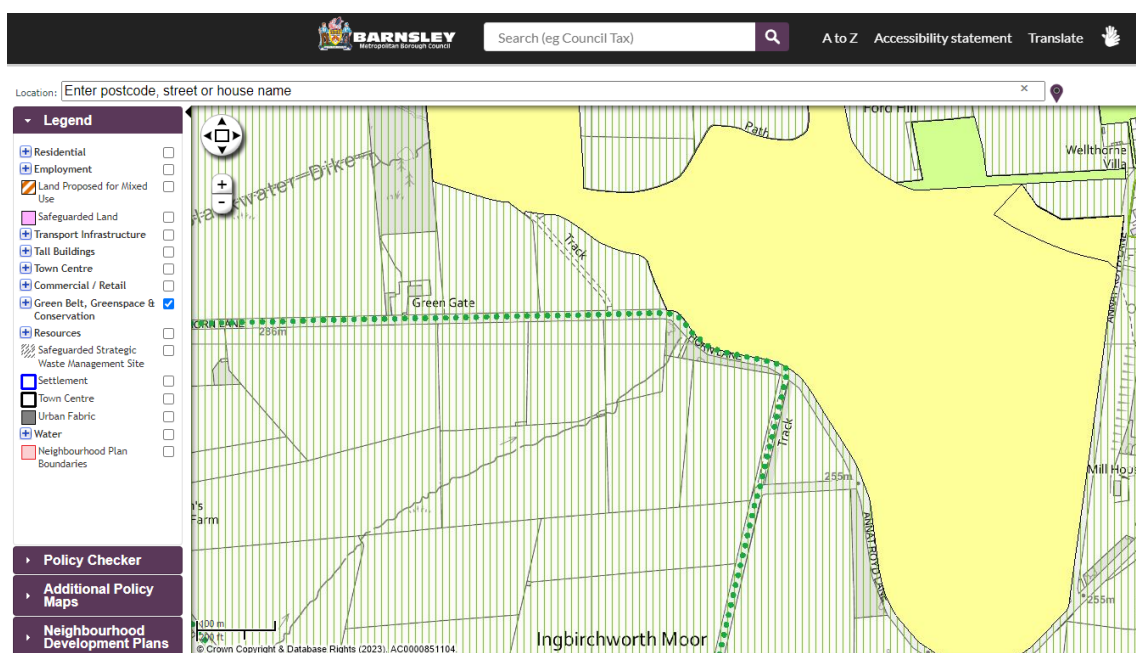
Poll1: Pollution Control – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

### National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions’*.

The Barnsley local plan indicates that the site lies within the Green Belt, with Horn Lane and Annat Royd Lane being greenways (ideal for equine riding);



Barnsley's local plan policy, section 18 Green Belt and Safe Guarded Land states;

The Challenge

*Protecting the Green Belt and planning positively to enhance the beneficial use of Green Belt and protect the quality of the environment*

Policy Solutions

*Protecting the Green Belt from inappropriate development Releasing Green Belt for development in a manner which secures the continued function and protection of the remaining Green Belt  
Identification of Safeguarded Land informed by Green Belt review.*

And;

*Policy GB1 Protection of 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.*

The NPPF states at paragraph 89 that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- *Buildings for agriculture and forestry*
- *Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries*
- *The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*
- *The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces*
- *Limited infilling in villages, and limited affordable housing for local community needs*
- *Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land)*

This is significant as the proposal is for a private equine building associated with the applicant's hobby. This use as other decisions imply is deemed to fall under "appropriate facilities for outdoor sport, outdoor recreation".

The proposal does not create a change of use as the land will still predominantly be used for grazing.

Planning Assessment

Based upon the relevant local and national planning policy the following are assessed:

- Principle of development
- Appropriateness within Green Belt
- Impact on visual amenity
- Impact on residential amenity
- Impact on highway safety

- Other matters – e.g. trees/drainage/ecology (e.g. bats)

### Principle of development

As the site is within the Green Belt, the proposal will be assessed having regard to NPPF (part 13 – protecting Green Belt land). This identifies only a restricted type of developments are appropriate/acceptable, in principle, within the Green Belt.

This includes “*appropriate facilities*” for outdoor sport and recreation, as long as they do not harm the openness of the Green Belt or conflict with the purposes of including land within it. The proposed equine building qualifies as such facilities, justification is provided given the two horses, acreage of land, required ad-hoc shelter given the exposed location and additional stable providing storage for small bales of hay (feed) and shavings (bedding).

The field shelter is a pre-requisite for this particular location given the extreme weather which can be harsh. The gated shelter will enable the horses to come and go freely based upon the changes in weather.

A separate field shelter was considered but ruled out given the increase in construction cost and scattered appearance this would then create.

Furthermore, the NPPF “*Conserving and enhancing the natural environment*” states that the local planning authority should aim to avoid or mitigate against harm to biodiversity. Also of relevance is the guidance in the NPPF “*Requiring good design*” that design should respect its context.

### Appropriateness within Green Belt

Given the low level stables, proposed location and adjacent dry stone walls and mature trees the building will not be very prominent or constitute skyline development.

We contend the stable is of a modest size, designed and suited to the 2 horses and land holding.

The external materials, specifically colour, would further limit its visual impact.

The location adjacent to dry stone field walls will further reduce the impact but creates a secure location but one that is easily accessible for veterinary purposes.

The overall land, as indicated on the location plan, illustrates the land will easily accommodate and provide sufficient grazing for two horses.

In summary we contend that the proposal would be appropriate development in the Green Belt and would not harm the openness of the Green Belt, and would comply with the aims of Barnsley’s local plan and the NPPF.

### Impact on visual amenity

The stables are of a typical design for such an equestrian building of this type. The materials follow those used locally and nationally on small scale stable buildings and are appropriate for the rural setting.

### Impact on residential amenity

The scale of the development is modest, related to the intended use and proportionate for the land it serves. Given the exposed location and space separation to the nearest residential properties it is considered they are of a sufficient distance to ensure no adverse effect by reason of noise or odours.

No artificial lighting is proposed as part of the scheme. It is therefore considered that it would not adversely affect residential amenity.

### Impact on highway safety

The stable block is proposed for domestic, non-commercial use only. Therefore, the amount of vehicular movements generated, which would use the existing field gate off Annat Royd Lane, would not be such as to create or materially add to highway safety issues. We contend this therefore complies with the aims of local plan policy T4 .

### Other matters – e.g. trees/drainage/ecology (e.g. bats)

Drainage: The nature of the site, topography and its surroundings of mature trees at a slightly lower level means that there should be no surface water drainage implications. The surface water run off from the building should easily drain within the field without causing problems for any neighbouring land or the nearby reservoir.

Ecology: The site, given its exposed location is not a location where bats frequent, feed or roost. In any case the proposed development does not affect any features with potential to support bats, and the land in general is considered to have low biodiversity value generally given its existing and proposed use as grazing land.

Taking into account the previous use of the land, grazing and hay making (including muck spreading/fertilising) it is contended the proposed use/development will not adversely impact upon wildlife.

There is no relevant planning history relating to this land/proposal.

## **Conclusion**

We contend the proposals will not affect the openness of the green belt due to their size, location and design.

The proposals are within the guidelines of development in the green belt (essential facilities for outdoor sport).

We feel the development is in-keeping with its surroundings and does not detract from the area. The proposals fall within the NPPF guidelines. It follows other precedent where other equine buildings (stables and associated feed stores/field shelters) have been formed both locally and elsewhere within the Barnsley district.

It would be appreciated if contact could be made with Paul Matthews Architectural prior to drafting up your recommendation for determination.

# APPENDIX A

## Horse passports