



RJD|CONSULTANCY

DYNAMIC RURAL DEVELOPMENT

PLANNING, DESIGN & ACCESS STATEMENT

CONSTRUCTION OF A 20 X 40M OUTDOOR RIDING ARENA WITH SURROUNDING TIMBER FENCING FOR PRIVATE USE ONLY

**HAZELBURY FARM, BAYDON,
MALBOROUGH, WILTSHIRE**

SEPTEMBER 2026

PLANNING STATEMENT

LOCATION

HAZELBURY FARM, GOOR LANE, BAYDON, MALBOROUGH,
WILTSHIRE. SN8 2JX

PROPOSAL

CONSTRUCTION OF A 20 X 40M OUTDOOR RIDING ARENA WITH
SURROUNDING TIMBER FENCING
FOR PRIVATE USE ONLY

APPLICANT

HAZELBURY FARM

AGENT

RJD CONSULTANCY

ISSUE DATE

30TH SEPTEMBER 2026

DRAFTED BY

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DIRECTOR

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1. INTRODUCTION AND APPROACH

- 1.1.** This Planning Statement has been prepared by RJD Consultancy on behalf of the applicant in support of an application for full planning permission for the formation of a 40 metre by 20 metre outdoor equestrian riding arena at Hazelbury Farm, Goor Lane, Baydon, Wiltshire.
- 1.2.** The proposed arena would be used privately by the occupiers of Hazelbury Farm in association with the established residential and equestrian use of the property. It would not operate as a commercial riding school, livery yard or competition venue and would not involve regular public attendance.
- 1.3.** Hazelbury Farm comprises an established rural holding situated to the north-west of Baydon. The site lies outside a defined settlement boundary and within the North Wessex Downs National Landscape. The Farm has undergone a programme of considered improvement following planning permission PL/2024/03207 for the demolition of eight deteriorating agricultural buildings, the erection of three replacement buildings and the change of use of the site from agriculture to a mixed agricultural and equestrian use.
- 1.4.** The present proposal represents a further modest improvement to the equestrian facilities at the property. The arena would be positioned within an existing paddock immediately to the west of the established agricultural and equestrian buildings. Its location has been selected to maintain a close physical and functional relationship with the existing development and to avoid the introduction of an isolated feature within a more exposed part of the holding.
- 1.5.** The development would comprise a purpose-designed all-weather riding surface enclosed by low-level treated timber post-and-rail fencing. It would remain open and uncovered, with no roofed or enclosed built form. No external lighting, new highway access or separate parking area is proposed.
- 1.6.** The application is supported by a proportionate package of technical information, including a Landscape and Visual Appraisal and Preliminary Ecological Appraisal. These assessments demonstrate that the proposal can be accommodated without material harm to the character or scenic qualities of the North Wessex Downs National Landscape, biodiversity, neighbouring amenity or highway safety.

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- 1.7.** This Statement describes the application site and its surroundings, explains the nature and design of the proposed development and assesses the proposal against the adopted development plan and other material considerations. Particular regard is given to the principle of development and the effects of the proposal upon landscape character and visual amenity, ecology, neighbouring occupiers and the local highway network.
- 1.8.** The assessment concludes that the proposed arena is an appropriate rural and equestrian facility, sensitively located beside the existing farm complex. Its limited scale, low-profile design, natural materials, private use and absence of external lighting would ensure that the development is successfully integrated into its surroundings. The proposal therefore represents sustainable development that accords with the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

2. SITE AND SURROUNDINGS

- 2.1.** This section of the statement seeks to introduce details of the site and its surrounding context.

LOCATION

- 2.2.** Hazelbury Farm is situated to the north west of the village of Baydon, which in-turn is c. 14km south east of Swindon. as illustrated on the map extracts below.



Figure 1: Location (source: streetmap.co.uk)

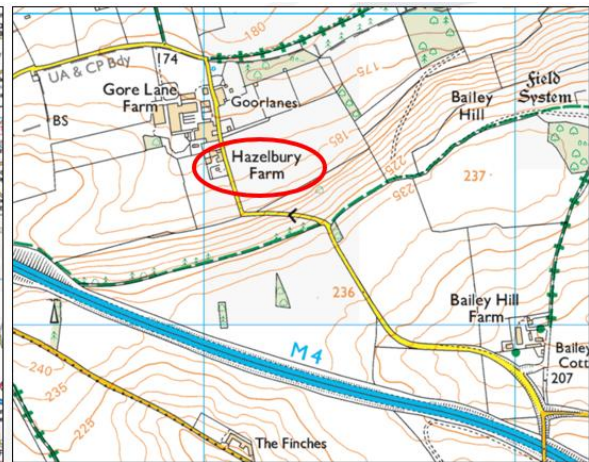


Figure 2: OS Extract (source: streetmaps.co.uk)

- 2.3.** The land associated with the property extends to c. 8.7 acres and is outlined by the yellow dashed line on the overhead image below. The subject site of the application is outlined in red (*not to scale*).



Figure 3: Aerial view of existing land holding (source: googlemaps)

- 2.4.** The site lies within the parish of Baydon (no made neighbourhood plan) and the wider Ward of Aldbourne and Ramsbury.

SITE DESIGNATIONS

- 2.5. Location** – Hazelbury Farm is located outside of a designated settlement boundary and is therefore from a planning perspective considered to be in open countryside.
- 2.6. Landscape** – The site is located within the designated North Wessex Downs National Landscape (formerly known as Area of Outstanding National Beauty – AONB).
- 2.7. Heritage** – The site is not located within a designated Conversation area, nor is it located in close proximity to any listed heritage assets.
- 2.8. Environmental** – Having reviewed the Environment Agency flood maps Hazelbury Farm is located in the Zone 1 designation. This an area considered to have the lowest probability of flooding i.e. Land having a less than 1 in 1,000 year probability of river or sea flooding.

The surface water, groundwater and reservoir flood map has also been reviewed and the site sits outside of any EA designation.

- 2.9. Ecological** – There are no known ecological constraints in close proximity to the subject site. The nearest designated Site of Special Scientific Interest (SSSI) is located over c.2.5km to the east of the subject site at Fognam Chalk Quarry. The Special Area of Conservation (SAC) known as Hackpen Hill is located c. 10km to the north east of the site.
- 2.10. Arboricultural** – There are two areas of designated area of Ancient Woodland to the East of the subject site at a location of approximately 1km, known as Botley Copse and Bailey Hill Copse as illustrated on the map extract below.

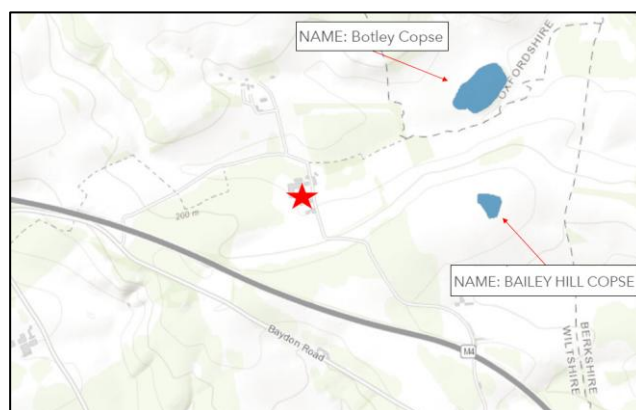


Figure 4: Ancient Woodland Map (source: Natural England)

2.11. Public Rights of Way – There are no Public Rights of Way (PROW) to cross or located in direct proximity to the subject site. There is a bridlepath known as BAYD4 to the south of it at a distance of approximately 350m, as shown on the map extract below.

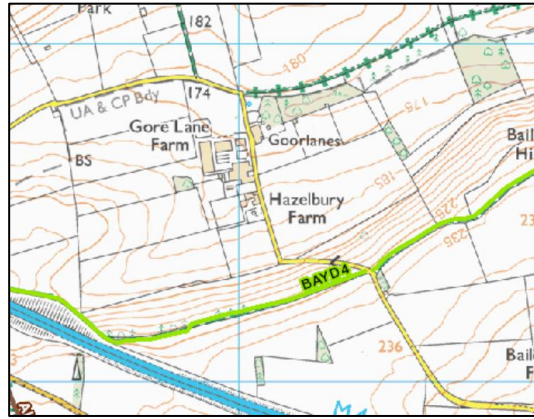


Figure 5: PROW's Map (source: wiltshire.gov.uk)

SITE CONTEXT

DIRECT PLANNING HISTORY

2.12. A review of Wiltshire Councils on-line planning register shows the following planning history relating to the subject site;

Ref no.	Description of Development	Status
E/10/1522/FUL	Erection of triple garage with play room over	Approve
E/10/1617/FUL	Creation of access	Withdrawn
E/10/1511/FUL	Extensions and alterations	Approve
E/11/0130/FUL	Extensions and alteration - alternative roofing materials to that approved by E/10/1511/FUL	Approve
E/11/0088/FUL	Erection of triple garage with play room over - alternative roofing material to that approved by E/10/1522/FUL	Approve
E/11/0292/FUL	Retention of access and gates (resubmission of E/10/1617/FUL)	Refuse
15/02851/FUL	Change of use and conversion of two agricultural buildings to a single dwellinghouse with a glazed link between	Refuse
PL/2024/03207	Demolition of 8 No. existing agricultural buildings & construction of 3 No. replacement buildings. Change of use from Agricultural to mixed Agricultural and Equestrian	Approve
PL/2024/09060	Variation of condition 2 (approved plans) relating to application PL/2024/03207. Amendments pertaining to external materials.	Approve

Table 1: Historic planning applications (source: wiltshire.gov.uk)

3. DESCRIPTION OF DEVELOPMENT

INTRODUCTION

- 3.1.** The applicant acquired Hazelbury Farm nearly 5 years ago. Since that time, they have sought to enhance and elevate the aesthetic appearance of the wider site through the demolition and replacement of a range of deteriorating and increasingly ramshackled buildings.
- 3.2.** This amelioration of the site was principally realised, from a planning perspective, by the submission and subsequent approval of the planning application reference PL/2024/03207 for the *‘Demolition of 8 No. existing agricultural buildings & construction of 3 No. replacement buildings. Change of use from Agricultural to mixed Agricultural and Equestrian’*
- 3.3.** Following receipt of the approval and subsequent commencement of that application, the applicant is now seeking to further enhance the equestrian credentials of the property via the construction of an outdoor equestrian riding arena. The arena would be used privately in association with the existing residential and equestrian use of the property.

PROPOSED DEVELOPMENT

- 3.4.** The proposed arena would measure 40 metres by 20 metres and would be positioned within the existing paddock immediately to the west of the established agricultural and equestrian buildings.
- 3.5.** The arena would comprise a purpose-designed, all-weather equestrian surface. As detailed on Drawing No. 125-L007A, the proposed construction would include:
- a 125–150 mm-deep equestrian riding surface;
 - a 650 gsm geotextile membrane;
 - approximately 150 mm of well-compacted clean graded stone; and
 - a lower 140 gsm geotextile membrane.
- 3.6.** This construction would provide a stable, durable and appropriately drained surface, enabling the safe exercise and schooling of horses throughout the year while avoiding the ground deterioration and poaching that can arise from repeated use of grass paddocks during wetter conditions.

- 3.7.** The arena would be enclosed by traditional treated timber post-and-rail fencing. The fencing would comprise 75 mm by 125 mm timber posts positioned at approximately 2-metre centres, with three 50 mm by 100 mm timber rails and two lower timber retaining boards. The fencing would have an overall height of approximately 1.2 metres and would provide a suitably robust and visually recessive enclosure consistent with the existing equestrian character of the holding and the wider rural landscape.
- 3.8.** The development would remain entirely open and uncovered. It would not incorporate any roofed structure, enclosed built form or other substantial vertical element. Its visual presence would consequently be limited principally to the change in ground surface and the low-level timber enclosure.
- 3.9.** No external lighting is proposed. The arena would therefore not give rise to light spill or introduce additional illumination into the surrounding countryside during hours of darkness.

LAYOUT

- 3.10.** The proposed location has proactively been selected to maintain a close physical and functional relationship with the existing built form, avoiding the introduction of development into a detached or otherwise undeveloped part of the holding.
- 3.11.** The arena would therefore appear as a logical and compact addition to the established group of buildings and equestrian facilities, rather than as an isolated feature within the wider landscape.

PROPOSED ACCESS AND PARKING

- 3.12.** Access to the arena would be obtained internally through the existing Hazelbury Farm complex, using the established vehicular access from Goor Lane. No new access onto the public highway is required as part of the development.
- 3.13.** Its siting immediately beside the existing farm buildings would allow horses, riders and any necessary maintenance equipment to move directly between the established equestrian accommodation and the arena without crossing the wider holding or using the public highway.

USE

3.14. The arena is intended for private use by the occupiers of Hazelbury Farm and would support the established keeping and exercising of horses at the property. It would not operate as a commercial riding school, livery yard or competition venue and would not generate regular public attendance, additional staff or materially different patterns of traffic.

3.15. Thus the applicant would be happy if it was felt necessary to agree with the following condition;

‘The development hereby permitted shall be used solely for the private enjoyment of the residents of Hazelbury Farm, and not for any commercial purposes whatsoever’

LANDSCAPING AND BOUNDARY TREATMENT

3.16. The development would occupy part of an existing field already in equestrian use and subdivided by fencing. The arena would be set against the existing agricultural complex, with established vegetation and the surrounding landform assisting in containing views of the development.

3.17. The use of natural timber fencing, the absence of a roof or external lighting and the arena’s close relationship with existing built development would limit its prominence within the North Wessex Downs National Landscape.

3.18. A Landscape and Visual Appraisal has been undertaken by LVIA Ltd and is submitted in full with the application. The report concludes *‘the development will have a negligible visual impact and a minor landscape impact (i.e. not a material change).’*

ECOLOGY

3.19. In association with the preparation of this application a preliminary ecological appraisal (PEA) of the site was undertaken by David Pollard BSc (Hons) MRSB and the associated report is submitted in full for review.

3.20. The contents of the report will not be duplicated here but it concludes, *‘The site i.e. close-cropped grassland is deemed to be of very low wildlife value, and as such no further surveys will be required for the Hazelbury Farm site.’*

4. PLANNING POLICY

- 4.1.** Section 38 (6) of the *Planning and Compulsory Purchase Act 2004* states that *'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'*
- 4.2.** This is echoed by Paragraph 3 of the recently released (Aug 2026) National Planning Policy Framework (NPPF) which states *'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.'*
- 4.3.** The adopted development plan for Wiltshire Council consists of the following documents:
- Wiltshire Core Strategy (adopted January 2015)
- 4.4.** The previously drafted Local Plan (2020 – 2038) although well progressed with a Regulation 19 consultation taking place in late 2023, was formally withdrawn in May 2026 following examination by the Governments planning inspectors.
- 4.5.** Other material planning considerations are;
- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (PPG)
 - Wiltshire Design Guide SPD, adopted April 2024
 - North Wessex Downs National Landscape Management Plan 2025–2030

THE WILTSHIRE CORE STRATEGY (WCS)

- 4.6.** The following policies are considered of most relevance within the Core Strategy;
- Core Policy 1: Settlement Strategy
 - Core Policy 2: Delivery Strategy
 - Core Policy 48: Supporting Rural Life
 - Core Policy 50: Biodiversity and Geodiversity
 - Core Policy 51: Landscape
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 67: Flood Risk

5. PLANNING ASSESSMENT

THE PRINCIPLE OF DEVELOPMENT

- 5.1.** The application seeks full planning permission for the formation of an outdoor riding arena for private use in association with Hazelbury Farm. The arena would be located within an existing paddock already used for equestrian purposes and immediately adjoining the established agricultural and equestrian buildings at the Farm.
- 5.2.** Core Policies 1, 2 and 14 of the Wiltshire Core Strategy establish the spatial strategy for the countryside and the Marlborough Community Area. While these policies generally seek to direct conventional built development towards defined settlements, the proposed development is not a form of development that could reasonably or functionally be accommodated within a settlement. Outdoor equestrian facilities have an inherent relationship with the countryside and with the land and buildings used for keeping horses.
- 5.3.** Core Policy 48 supports the continued vitality of rural areas, while the National Planning Policy Framework supports the sustainable growth of rural enterprises and the provision of opportunities for sport and physical activity. Although the arena is proposed for private rather than commercial use, it is nevertheless a legitimate countryside activity that would support the safe exercise, schooling and welfare of horses already kept at the property.
- 5.4.** The proposal would consolidate the equestrian use within the existing Hazelbury Farm complex. The arena has been positioned immediately beside the existing buildings rather than in an exposed or detached part of the holding. It would use the existing farm access and would not require any additional buildings, highway access or substantial infrastructure.
- 5.5.** The arena would remain ancillary to Hazelbury Farm and would not operate as a commercial riding school, livery yard, competition venue or separate planning unit. It would not involve public attendance, regular events or the employment of additional staff. Its use could, if necessary, be appropriately controlled through a planning condition restricting it to private use in association with the property, as drafted at point 3.15 above.
- 5.6.** Wiltshire Council has granted permission for comparable outdoor arenas elsewhere in the county where they have been appropriately related to existing residential, agricultural or equestrian development and have avoided unacceptable landscape,

amenity and highway effects. Those decisions demonstrate that private riding arenas are acceptable in principle as rural recreational facilities, subject to a satisfactory assessment of their site-specific impacts.

- 5.7.** Accordingly, there is no conflict in principle with the spatial objectives of the Wiltshire Core Strategy. The acceptability of the development turns principally upon its landscape, visual, ecological, amenity and highway effects, which are considered below.

IMPACT ON THE CHARACTER & APPEARANCE OF THE AREA

- 5.8.** Hazelbury Farm lies within the North Wessex Downs National Landscape. The proposal must therefore be considered against Core Policies 51 and 57 of the Wiltshire Core Strategy, the National Planning Policy Framework and the North Wessex Downs National Landscape Management Plan 2025–2030. These require substantial weight to be placed on conserving and enhancing the natural beauty of designated areas.
- 5.9.** The application is supported by a Landscape and Visual Appraisal, which identifies the site as part of a larger field already in equestrian use and subdivided by fencing. An established complex of agricultural and equestrian buildings lies immediately to the east, while the surrounding field boundaries contain a combination of hedgerows, trees and fencing. The arena would therefore be seen in the context of existing rural built form and equestrian activity rather than as an isolated feature in an otherwise undeveloped landscape.
- 5.10.** The siting of the arena has been carefully considered. It would adjoin the existing farm complex, producing a compact arrangement and avoiding encroachment of equestrian development unnecessarily into more exposed parts of the holding.
- 5.11.** The proposed arena would be open and uncovered, with no roof, walls or enclosed built form. Its physical and visual effects would be limited to the change in surface treatment, modest groundworks and approximately 1.2-metre-high treated timber post-and-rail fencing. The use of natural timber is characteristic of rural and equestrian settings and would weather to a recessive appearance.
- 5.12.** No external lighting is proposed. This is an important aspect of the scheme because it avoids introducing light spill, illuminated activity or visually prominent lighting columns into the National Landscape. It would also protect the relative darkness of the countryside and avoid effects upon nocturnal wildlife using the surrounding field boundaries.

- 5.13.** The submitted Landscape and Visual Appraisal finds that the development would introduce a negligible magnitude of landscape change and only a minor overall effect upon landscape character. Potential views would be localised and limited by the surrounding topography, intervening vegetation and the relationship of the arena with the established farm buildings. The appraisal identifies no material visual effects from the representative viewpoints, including those associated with Goor Lane and nearby bridleways.
- 5.14.** Existing boundary vegetation would be retained and protected. Appropriate native planting and ecological enhancement measures can also be secured in accordance with the recommendations of the Landscape and Visual Appraisal and Preliminary Ecological Appraisal. As that planting establishes, it would further assimilate the development into its setting and reinforce the existing landscape structure.
- 5.15.** The proposal would result in a small and localised change within an established equestrian paddock. Its low profile, subdued materials, absence of lighting and close association with existing buildings would ensure that it does not compete with the wider landscape, interrupt important skylines or materially erode the openness and rural character of the area.
- 5.16.** The development would therefore conserve the character and scenic qualities of the North Wessex Downs National Landscape and would accord with Core Policies 51 and 57 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

NEIGHBOURING AMENITY

- 5.17.** Core Policy 57 requires development to have regard to the compatibility of adjoining buildings and uses and to avoid unacceptable effects upon the amenities of existing occupants. The principal considerations in respect of an outdoor arena are potential noise, lighting, dust, overlooking and the intensity of its use.
- 5.18.** The arena would be positioned within Hazelbury Farm's existing equestrian land and adjacent to established agricultural and equestrian buildings. It would not be introduced into an area presently characterised by domestic garden use or an otherwise quiet residential environment. The exercising and schooling of horses would be compatible with the existing rural use and character of the property.
- 5.19.** The arena is proposed solely for private use by the occupiers of Hazelbury Farm. It would not function as a commercial riding school, livery yard or competition venue

and would not accommodate organised events or regular visiting members of the public. Its likely intensity of use would consequently be modest.

- 5.20.** Noise generated by the exercise of horses would be limited and intermittent. The proposal does not include public-address equipment, amplified music or other mechanically generated noise. Any noise associated with routine maintenance of the riding surface would be occasional and comparable to normal agricultural or land-management activity already experienced in the locality.
- 5.21.** The arena is a ground-level, open facility and would not give rise to overlooking, loss of privacy, overbearing effects or loss of daylight. Its separation from neighbouring dwellings, together with the intervening farm buildings, boundaries and vegetation, would further limit any perception of activity from surrounding properties.
- 5.22.** A properly installed and maintained equestrian surface would minimise mud and dust. Any short-term disturbance during construction would be temporary and capable of being controlled through normal considerate construction practices.
- 5.23.** Having regard to the private and relatively low-intensity nature of the use, the absence of lighting and the relationship of the arena with the existing farm complex, the proposal would not cause unacceptable noise, disturbance or loss of amenity to neighbouring occupiers. It therefore complies with Core Policy 57 of the Wiltshire Core Strategy.

HIGHWAYS AND ACCESS

- 5.24.** The arena would be served through the established Hazelbury Farm access from Goor Lane. No new or altered access onto the public highway is proposed, and no works within the highway would be required.
- 5.25.** Horses would move between the existing equestrian accommodation, paddocks and the proposed arena internally within the Farm. The close relationship between these facilities would avoid the need to transport horses along Goor Lane or elsewhere on the public highway.
- 5.26.** As the arena would be used privately by the occupiers of Hazelbury Farm, it would not generate customer, spectator, employee or regular delivery traffic. Nor would it create demand for a separate parking area. Any occasional delivery of surface

material or maintenance equipment would be limited and could be accommodated using the existing access and farmyard.

- 5.27.** The proposal would not materially alter the number or type of vehicle movements associated with the property. It would therefore have no discernible effect upon the operation, capacity or safety of the surrounding highway network.
- 5.28.** Construction traffic would be temporary and modest, comprising principally the delivery of stone, riding-surface material and fencing. These movements would take place over a limited period and could be accommodated through the established farm access without causing a severe or lasting highway effect.
- 5.29.** The development would consequently provide safe and suitable access, would not create an unacceptable risk to highway safety and would not result in severe cumulative effects upon the road network. It accords with Core Policies 60, 61 and 62 of the Wiltshire Core Strategy and the relevant transport provisions of the NPPF.

6. CONCLUSION

- 6.1.** This Planning Statement has assessed the proposed formation of a 40 metre by 20 metre outdoor riding arena at Hazelbury Farm against the adopted development plan and other relevant material considerations. The arena would be used privately in association with the established residential and equestrian use of the property and would not operate as a commercial riding school, livery yard or competition venue.
- 6.2.** The proposal represents an appropriate form of rural development with an inherent functional relationship to the existing use of the land and buildings. Its position immediately adjoining the established agricultural and equestrian complex would consolidate activity within the developed part of the holding and avoid introducing an isolated feature into a more exposed area of countryside. The principle of development is therefore consistent with the objectives of the Wiltshire Core Strategy.
- 6.3.** Particular care has been given to the proposal's location within the North Wessex Downs National Landscape. The arena would be open and uncovered, enclosed only by low-level timber post-and-rail fencing and would incorporate no external lighting. Its limited scale, low profile, recessive materials and relationship with the existing farm buildings would enable it to integrate successfully into its rural setting. The accompanying Landscape and Visual Appraisal concludes that the development would have a negligible visual impact and a minor landscape impact, neither of which represents a material adverse change.
- 6.4.** The Preliminary Ecological Appraisal confirms that the close-cropped grassland forming the application site is of very low ecological value and that no further ecological surveys are required. Existing boundary vegetation would be retained and the development would not materially affect protected habitats, designated ecological sites or established wildlife corridors.
- 6.5.** The private and low-intensity use of the arena, together with the absence of lighting, organised events and public attendance, would ensure that the development does not cause unacceptable noise, disturbance or loss of amenity to neighbouring occupiers. The proposal would use the established access from Goor Lane and would not materially increase vehicle movements or create any additional parking requirement. It would therefore have no adverse effect upon highway safety or the operation of the local road network.

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- 6.6.** Taken as a whole, the proposal would provide a practical and appropriately designed facility for the safe exercise and schooling of horses already kept at Hazelbury Farm. It would do so without material harm to the character or scenic qualities of the National Landscape, biodiversity, neighbouring amenity, flood risk or highway safety.
- 6.7.** The development accords with the relevant provisions of the Wiltshire Core Strategy, the National Planning Policy Framework and the North Wessex Downs National Landscape Management Plan. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, there are no identified adverse impacts that would justify withholding permission, and the application should therefore be approved subject to any necessary and proportionate conditions.



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