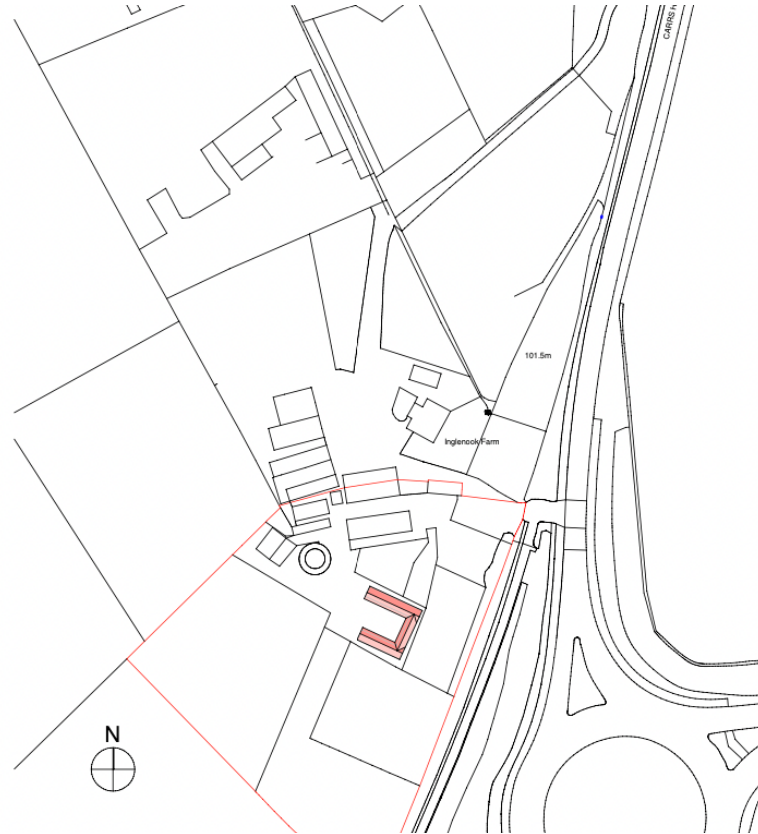


Design and Access/Planning Statement



Retention of timber stables, Inglenook Farm, Leicester Road, Barwell
March 2024

Contents

Introduction	1
Physical Context	2
Social Context	2
Economic Context	3
Environmental Context	3
Planning History	4
National Planning Policy Framework	5
Development Plan Policies	7
Design Constraints and Opportunities	12
Design Principles	13
Site Use/ Amount of Development	14
Layout	15
Appearance	16
Landscaping	16
Scale	17
Access around the Development	18
Conclusion	19

Introduction

The purpose of this statement is to set out the context for, and to explain the design principles behind, a proposal for the retention of 11 stables and a tack room on land at Inglenook Farm, Leicester Road, Barwell.

The Planning and Compulsory Purchase Act (2004) (Section 42) requires a design and access statement to accompany applications for planning permission of this scale.

Paragraph 131 of the National Planning Policy Framework advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what planning and development should achieve.

The framework of this statement follows the guidance set out in the CABE document entitled Design and access statements – how to write, read and use them. It is important to note that the DCLG Circular 01/06 Guidance on Changes to the Development Control System explains that the request for the access component of the statement relates only to access to the development and not to the internal aspects of individual buildings.

This Design and Access Statement assesses the physical and socio-economic context of the site, relevant planning policy, and then assesses the proposal under six headings:

Use/amount;
layout;
appearance;
landscaping;
scale; and
access

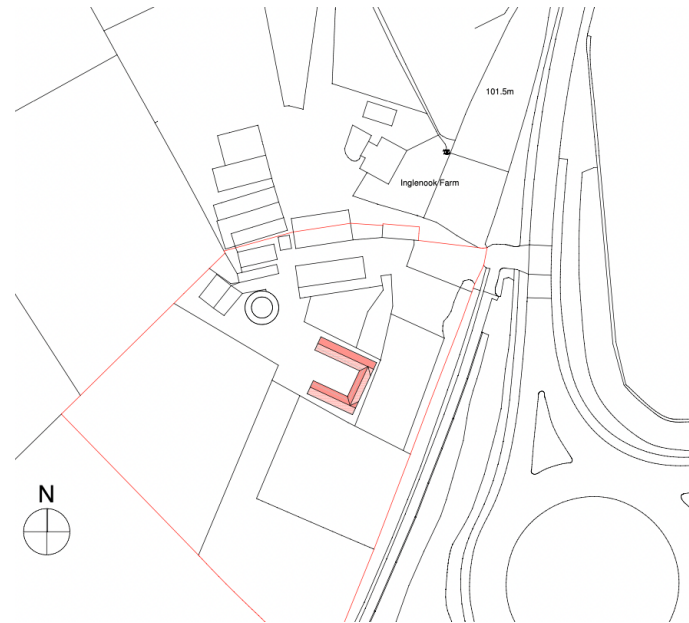
Physical Context

Location

The application site lies adjacent to Leicester Road to the south east of Barwell less than a kilometre from the centre of the village. The site lies in a predominantly rural area characterised by agricultural and leisure uses. The wider Inglenook Farm site comprises a series of agricultural buildings, an existing house and an equestrian use.

There is an existing public right of way to the north of the application site (off Leicester Road) which connects to two other footpaths which lead to the centre of Barwell.

The planning history of the wider Inglenook Farm site is detailed below.



Location Plan

The site is accessed from Leicester Road as indicated above.

Physical Context

The site extends to approximately 1.1 hectares and is triangular shaped. The site has an extensive frontage to Leicester Road.

Site Description

As indicated above, the site comprises an existing equestrian business which includes stables, a horse walker and an exercise arena. The site has extensive hedgerow and vegetation on the roadside boundary.

Social Context

It is important to assess the affect that any development proposal will have on people in the locality and the formulation of the scheme has carefully considered the need to ensure that there is no adverse affect in terms of residential amenity or the character and appearance of the area. The site has no near neighbours who could be significantly affected by the retention of the stables in terms of residential amenity.

In terms of the affect of the development on the character and appearance of the area, the retention of the stables would retain the current rural appearance of the site.

The design quality of the proposals also indicates the applicants' social commitment to the creation of a high quality built environment.

Economic Context

In terms of the economic objective, the proposed development would have a significant positive economic impact on the local economy with local residents and contractors providing services to the development.

Environmental Context

The environmental objective is made up of a number of facets.

In terms of the environmental impact, the proposal would retain the attractive rural character of the site. The conclusion reached is that the retention of the stables would utilise this part of this rural site for a beneficial purpose without giving rise to any adverse impacts.

Physical Context

Planning History

The wider site has a lawful use for a number of uses including agriculture, equestrian and retail. These uses are all served off the access from Leicester Road.

In terms of the equestrian use, the following applications are relevant to the proposals:

07/00261/CLU - an approved certificate of lawful use for a menage. There are no details of the application on the HBBC website, however, it is assumed that this is the existing menage on site.

07/01482/FUL - an approval for replacement stables. There are no restrictive conditions on this permission so this can be used for business purposes.

08/00807/FUL - an approval for new stables. There are no restrictive conditions on this permission so this can be also used for business purposes.

08/01170/FUL - an approval for a horse walker. There is no decision notice available on the HBBC website, however, it is assumed that this relates to the existing horse walker on site.

The applicant's business, Davidson Equestrian and Eventing is conducted from the site and a number of the stables are used for livery, however, there are also horses on site which belong to the applicants personally.

National Planning Policy Framework

The National Planning Policy Framework ('The Framework') sets out the Government's planning policies for England and how these are to be applied. The framework advises that the purpose of the planning system is to contribute to the achievement of sustainable development, and this is made up of three dimensions:

- an economic objective i.e. contributing to building a strong, responsive and competitive economy;
- a social objective i.e. supporting strong, vibrant and healthy communities; and
- an environmental objective i.e. contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 8 advises that the above roles are interdependent and need to be pursued in mutually supportive ways.

Paragraph 14 states that there is a presumption in favour of sustainable development and that this means approving development proposals that accord with the development plan without delay. In this case, the proposal would fully accord with the relevant development plan policies and as it proposes sustainable development as defined in the Framework, planning permission should be granted.

Paragraphs 88 and 89 of the Framework relate to the rural economy and advise that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas through both the conversion of existing buildings and well-designed new buildings, the development and diversification of agricultural and other land-based rural businesses and sustainable rural tourism and leisure developments which respect the character of the countryside. Sites that meet local business needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport. In these circumstances, it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.

National Planning Policy Framework

Section 12 of the Framework relates to achieving well designed places. Paragraph 131 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. The guidance in paragraph 135 advises that planning (policies and) decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive as a result of good architecture, layout and landscaping and that they are sympathetic to local character and history while not preventing appropriate innovation or change. The retention of the existing stables would comply with this guidance.

Development Plan Policies

The Development Plan for this site consists of the adopted Core Strategy for Hinckley and Bosworth Borough, the Site Allocations and Development Management Development Plan Document and the Area Action Plan (AAP) for Earl Shilton and Barwell. The AAP boundary includes both villages and the two respective sustainable urban extensions but omits the application site which is to the south of the AAP area boundary.

The following policies are considered the most relevant to the consideration of the application:

Hinckley and Bosworth Local Development Framework - Core Strategy (adopted December 2009)

The spatial strategy and policies for rural areas section of the Core Strategy advises that the focus of most new development will be in and around the Hinckley sub regional centre, however, the needs of rural settlements must also be taken into account.

The application site lies in an area identified on the Core Strategy Key Diagram as being within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. The site is also identified as Strategic and Southern Green Infrastructure diagrams as Access and Recreation. Clearly, this designation is supportive for the proposals.

Policy 3 regarding the creation of a sustainable urban extension at Barwell of approximately 2500 homes relates to land to west of the application site and it not affected by the application proposals.

Policy 6 relates to the Green Wedge and advises that within this area, uses which provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land will be encouraged. A number of acceptable uses in the Green Wedge are listed, including, inter alia, recreation. Any land use or associated development should retain the function of the Green Wedge, retain and create green networks between the countryside and open spaces within the urban areas, retain and enhance public access to the Green Wedge (especially for recreation) and retain the visual appearance of the area. The proposals would adhere to these requirements by strengthening an existing recreation opportunity within walking and cycling distance of Barwell and Earl Shilton. As indicated in the location section of this Statement, the site is well located for public rights of way that lead to the centre of the village. In terms of the effect of the development on the visual appearance of the area, this will be considered in subsequent sections of this Statement but overall it is felt that the scale and appearance of the stables would not be detrimental to the appearance of the area.

Development Plan Policies

Site Allocations and Development Management Policies Development Plan Document, adopted July 2016

The following policies are considered the most relevant to the proposals:

Policy DM1 – Presumption in Favour of Sustainable Development reiterates the presumption provided in the Framework that applications that accord with the development plan should be approved.

Policy DM4 – Safeguarding the Countryside and Settlement Separation advises that the countryside will be safeguarded from unsustainable developments. Sustainable developments will include, inter alia, outdoor sport or recreation (and their ancillary buildings) and developments that significantly contribute to economic growth, job creation and/or rural diversification. In this case, it is clear that the proposals relate to outdoor recreation. The applicant is not aware of any available sites closer to the boundary of the village that could be utilized in compliance with criterion a) of policy DM4.

Policy DM4 contains further criteria that are required to be complied with in order to be considered in accordance with the policy. These include the need to ensure that the scheme does not have a significant adverse effect on the intrinsic value and landscape character of the countryside.

No significant impact would result from the retention of this range of stables. The development would have no perceptible impact on the separation of settlements, sitting as it does, outside of the built confines of Barwell but a good distance away from Earl Shilton and Elmsthorpe.

The stables are screened from the road and the scheme would not adversely affect the occupiers of neighbouring properties.

Policy DM10 – Development and Design sets out a number of requirements for new built development to be considered acceptable. As indicated in previous sections of this statement, the proposed scheme would not have a significant adverse effect on privacy and amenity of nearby residents (criterion a).

Further criteria in policy DM10 seek to ensure that the scale, mass, layout, design and materials of the development complements or enhances the character of the surrounding area. Compliance with this criterion is demonstrated by the submitted plans which show a range of timber stables clad, single with a pitched roof which would echo the rural vernacular.

Development Plan Policies

Policy DM17 – Highways and Transportation advises that development proposals will be supported where they seek to make the most of public transport services, where there is convenient and safe access for walking and cycling to services and facilities, where they demonstrate that there is not a significant adverse impact on highway safety. The policy also notes that where appropriate, improvements will be required to be undertaken to the network to limit significant impacts (taking account of cost effectiveness).

The application is well located on the road into Barwell and the retention of the stables would not give rise to a significant number of vehicle movements. No adverse impact on the local highway network would result from the proposals.

Design Constraints and Opportunities

The application site is located in the countryside, outside of but relatively close to the services and facilities which are found within Barwell and Earl Shilton.

The major constraints to the development of the site are relatively few with the principal considerations being:

Ensuring that the layout and design of the development is compatible with this rural location.

Ensuring that no loss of amenity to adjoining occupiers occurs as a result of the development.

In terms of its opportunities, it is considered that the retention of the existing stables would enhance the facilities provided on this established equestrian site. The site lies is well located for the facilities located in Barwell and Earl Shilton for staff and visitors.

The development proposed would have no adverse affect on any nearby residents and the overall site layout has been designed to provide good separation between the stables and the nearest neighbours at White Oaks.

Design Principles

The scheme has been formulated with the following design principles in mind:

- Be well Integrated into its surroundings;
- Located close to facilities and services for staff and visitors;
- Enabling the retention of the best existing vegetation;
- Providing safe access and retaining plentiful car parking.

Site Use

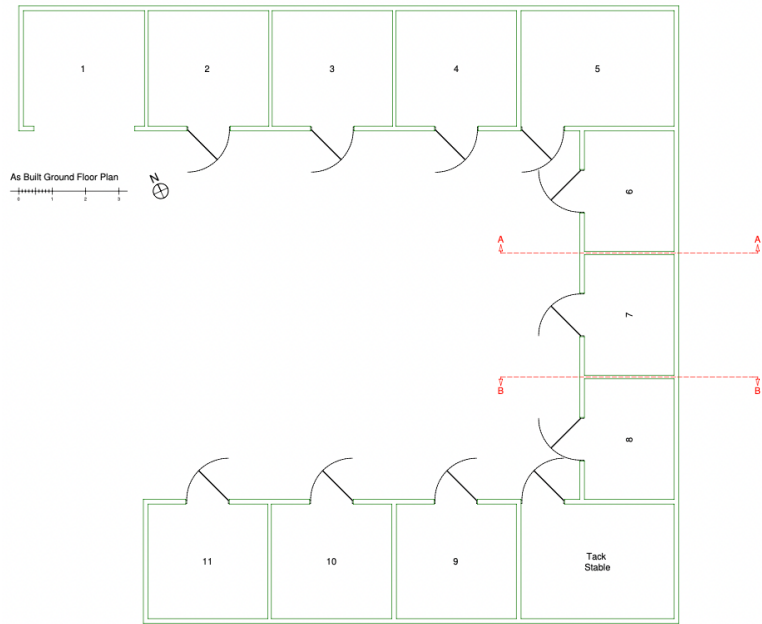
The proposal seeks full planning permission for the retention of eleven stables and a tack room.

The use of the site for equestrian purposes is lawful and the retention of additional stables is considered an appropriate use to apply for planning permission for given its rural surroundings and the policy context provided by policy 6 of the Core Strategy and policy DM4 of the Site Allocations and Development Management DPD.

Amount of Development

The application proposes the following amount of development:

166 square metres of stabling and tack room.

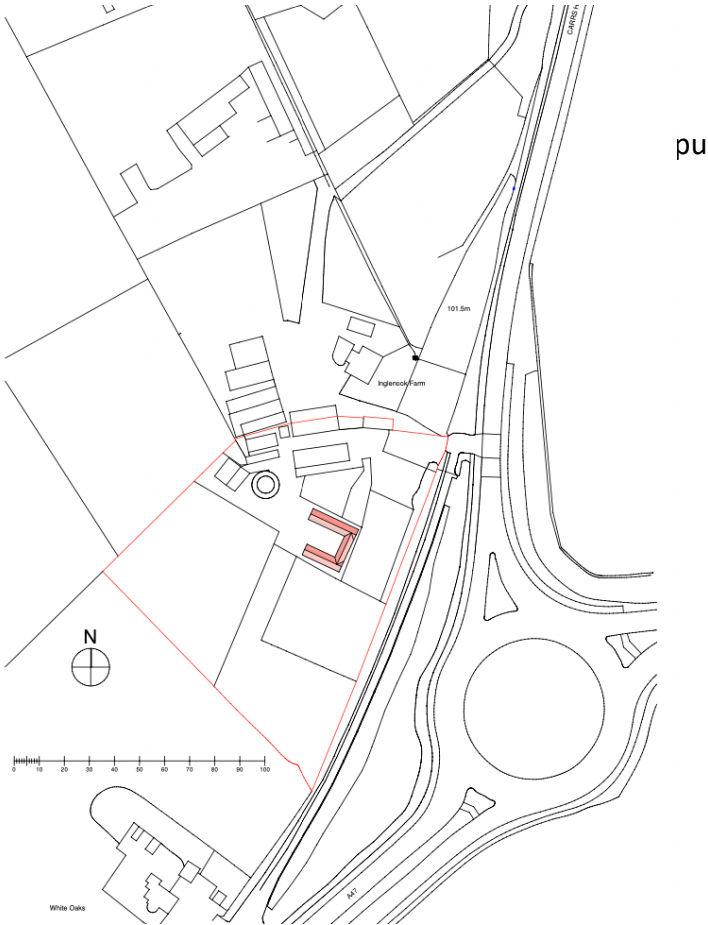


Layout

The stables are located in a logical position with the overall site layout, close to the existing stables for ease of maintenance but whilst allowing sufficient separation.

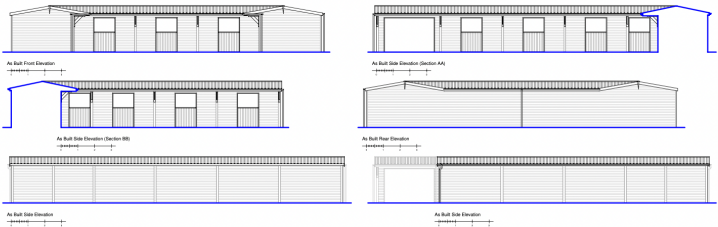
Layout plan

The accessibility of the site will be primarily addressed in the Access section of this Statement, however, it is considered that the proposed layout promotes a clear definition of the differing spaces to ensure ease of maintenance, management and supervision of the horses.



Appearance

The proposed stables to be retained incorporate rural vernacular features such as high pitched roofs and timber facing. It is considered that the inclusion of these features in a comparatively simple approach to form and elevational treatments would achieve a high quality environment reflecting the best aspects of similar building design found locally.



Stable elevations

Landscaping

No additional landscaping is proposed as the site includes extensive planting to the roadside and to the south.

Scale

As indicated under the Amount heading earlier, it is proposed to retain 11 stables and a tack room.

The stables would have an approximate maximum ridge height of 3 metres.

Access around the development

The overall approach to vehicular access within the wider site is firmly based on suppressing vehicle speeds and creating an environment that would be safe for pedestrians and riders in accordance with the guidance provided by Manual for Streets. The layout should ensure that where vehicles operate, speeds are kept below the aspirational limit of 20 mph.

In terms of non-car modes, it is considered that cyclists would be safe using the access road layout designed for the site and that access to/from Leicester Road provides easy access to the facilities within Barwell and Earl Shilton which are within close proximity.

Sim Similarly, it is considered that pedestrians can move freely and safely through the site.

Disabled people will not be segregated from any area of the site as the design process has been an inclusive one. All of the site would be accessible by disabled people and the overall site layout has been designed to allow full ease of movement for all disabled people including those with visual impairments.

Access for emergency services is available from the main site access.

Scale

Access around the development

Conclusion

It is considered that this Statement demonstrates the retention of the stables would retain the attractive environment on site and that the visual impact of the scheme has been minimized.