



Planning Statement and Design Access Statement

¹ BOSTON SIDINGS

August 10, 2023

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1. Introduction

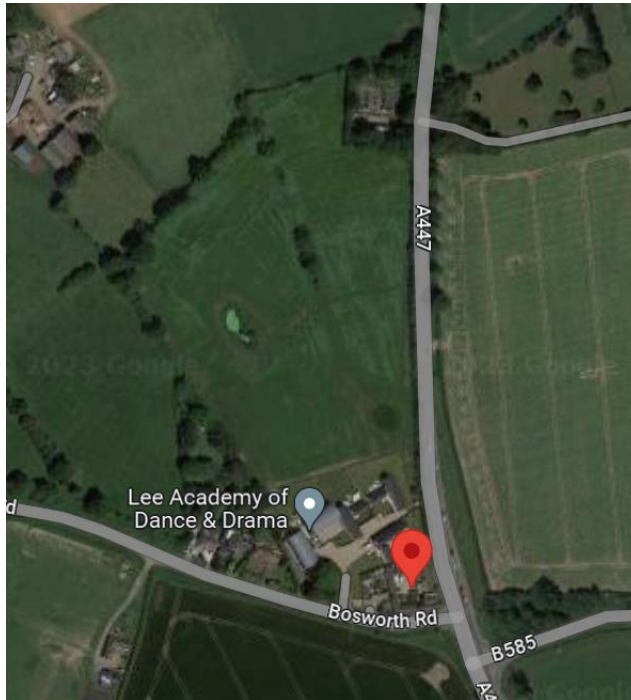
This Planning and Design and Access Statement is submitted in support of a full application (the 'Application') made by Mr and Mrs Pearson to Hinckley and Bosworth Borough Council ('HBBC') in relation to the agricultural land at 1 Boston Sidings, Market Bosworth ('the Site'). The description of development is as follows:

Retrospective application for change of use from agriculture to equestrian for private use, with the retention of a stable block and horse exercising area.

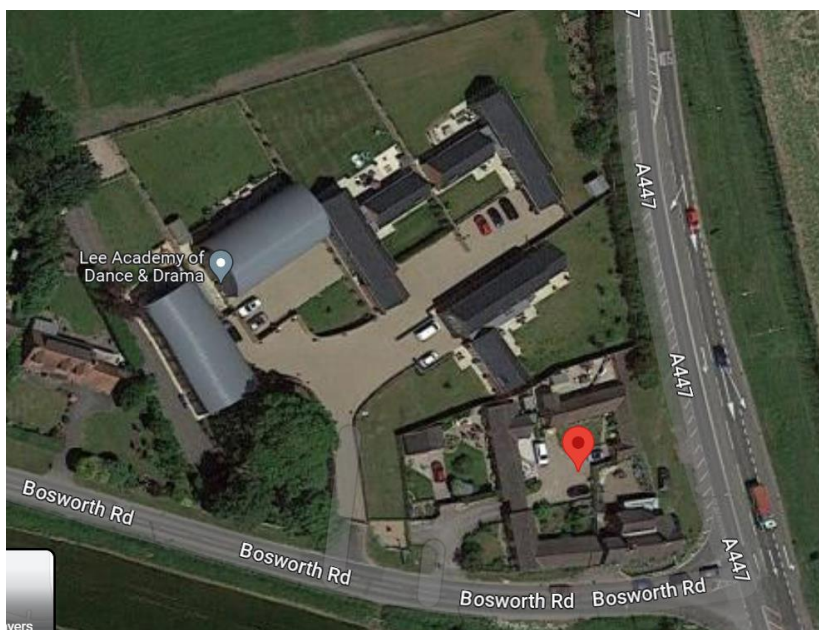
The Planning and Design and Access Statement provides an overview of the Site, planning application history, planning policy provisions, development proposals and any other relevant planning and design considerations.

2. The Site and its Surroundings

The site is shown in the figure below. Situated approximately 1 mile from the centre of Market Bosworth, off Bosworth Road, next to the junction with the A447.



The Application site lies to the north of the small bespoke Cadeby Homes development made up of 4 and 5 bedroom luxury properties, and lies within the ownership of No. 1 Boston Sidings.



The Application site is relatively flat comprising a single field, rising upwards in the northeastern corner of the site towards the A447. It is predominantly mown grassland, with bordering trees and hedgerows along the northern, western and eastern boundaries. There are also two small ponds located within the field. The site immediately abuts the residential curtilage of No. 1 Boston Sidings.

3. Proposed Development

The application description is:

Retrospective application for change of use from agriculture to equestrian for private use, with the retention of a stable block and horse exercising area.

The application seeks approval to the change of use of a previously used agricultural field, which was acquired alongside the purchase of No. 1 Boston Sidings for amenity purposes.

In May 2023, Mr & Mrs Pearson erected a small mobile stable block measuring 3050mm in width x 6100mm in length x 2850mm in height. The stable block is erected on mobile skids. In conjunction with the stable block, a small horse exercising area was created, using temporary fencing (white tape and plastic posts), measuring approximately 30m x 20 m. See photos below:





Whilst the stable block is mobile, and so is capable of being moved on-site, it is the intention that it will be retained in its current position. The location of the exercising area, however, is intended to be flexible across the entire site, albeit always consistent with its current size.

Both the stables and the exercising area are to be used purely for private, domestic use.



There is one single access to the stable and exercising area, which is via a metal gate to the rear of Mr and Mrs Pearsons property. There is no requirement for additional parking provision to be provided on-site.

Design Details

The stable block is of simple construction, a rectangular block with a protruding roof on one site and two stable doors. The materials used are of high quality comprising:

- Roof: Genuine Onduline. A durable roofing system in black; and
- Main block: Main Timber Frame, and clad in Redwood Shiplap, which has been pressure treated to ensure maximum life.



4. Planning History

A review of HBBC's online planning application records shows the Planning History for the Site.

- 80/01655/4 – Erection of Farm Bungalow – Refused (24/02/1981)
- 81/00343/4 – Erection of a bungalow – Permitted (02/06/1981)
- 97/00885/GDO – Erection of agricultural building for housing of livestock – Permitted Development Rights approved (31/10/1997)
- 17/00149/FUL – Removal of existing residential and agricultural buildings for the erection of 5 new dwellings and associated works – Permitted (08/08/2018)
- 22/01177/FUL – Proposed relocation of existing field access and dropped kerb – Withdrawn (20/04/2023)

5. Planning Policy

In accordance with the Planning and Compulsory Purchase Act 2004 Section 38(6), planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.

The statutory development plan comprises the Core Strategy (adopted 2009) and the Site Allocations and Development Management Policies Development Plan Document (DPD) (adopted 2016).

Site Allocations and Development Management Policies DPD (adopted 2016)

Policy	Policy Summary
DM4 Safeguarding the Countryside and Settlement Separation	To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where: a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or c) It significantly contributes to economic growth, job creation and/or d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation. and: i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and

	ii) It does not undermine the physical and perceived separation and open character between settlements; and iii) It does not create or exacerbate ribbon development; with Core Strategy Policies 6 and 9; and iv) If within a Green Wedge, it protects its role and function in line v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21
DM10 Development and Design	Developments will be permitted providing that the following requirements are met: a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site; architectural features; b) The amenity of occupiers of the proposed development would not c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally; add to the quality of the design and siting; line with Core Strategy Policy 24; emission vehicles are included where feasible; e) It incorporates a high standard of landscaping where this would f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in g) Where parking is to be provided charging points for electric or low h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate; i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

	In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.
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6. Planning and Design Considerations

The application proposals retrospectively seek to change the use of the land from its existing use to equestrian, along with the retention of the mobile stable block already erected on the site. The proposals are very minor in nature, with the horse exercising area comprising a simple area of land segregated with temporary fencing and capable of being moved around the application site area at any given time.

Any potential landscape and visual impact of the location of the stable block has been carefully considered. The mobile stable block has been discreetly located within the field, close to the curtilage of the existing residential property and being heavily screened from the local countryside by the adjacent trees.

In terms of the massing, scale and appearance of the mobile stable block, it is modest in size and of a material that is attractive and in keeping with the character of the area.

There is no additional vehicular access or parking requirements.

The amenity of the adjacent residents within the housing development is not compromised and more importantly the change of use from agricultural to equestrian is not incompatible.

Overall, the proposed development is considered to be in accordance with Local Plan Policies.