

PLANNING STATEMENT

(INC.DESIGN & ACCESS COMPONENT)

INDOOR RIDING SCHOOL ARENA
INGLENOOK FARM
CARRS HILL
BARWELL
LEICESTERSHIRE

HMD

August 2024
HMD/PD/0554/2024

HMD
ARCHITECTURE
PLANNING & SURVEYING

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1.00 INTRODUCTION

1.01 The subject Application Site lies to the south-east of Barwell abutting the Leicester Road - circa. 500metres from the village centre - and is characterized by the combination of agricultural and leisure operational uses at Inglenook Farm, with it's range of existing outbuildings and grassland animal grazing fields.

1.02 The Application Site is located outside any defined settlement boundary - although not identified as being in an '*isolated location*' - and falls in countryside and within the designated Hinckley/Barwell/Earl Shilton/Burbage Green Wedge.

1.03 The Development Proposal is for the Erection of an Indoor Riding School Arena which to be used solely in conjunction with the existing established Equestrian facility with it's stabling, grazing paddocks and horse exerciser.

1.04 The Proposed Building is sited directly upon an existing large external riding school arena which forms part of the overall operational use of the existing Equestrian facility.

1.05 The Proposed Building would occupy a Footprint of 1432sq.M (28.8M depth x 55.5M length) with an exhibited ridge height of 6.750M and an eaves height of 4.40M.

1.05 The external envelope of the Proposed Building would be formed in a combination of vertical '*Cedar*' planking and sand/cement rendered walls and slim-line profiled glazing to be set under a green PVS '*Plastisol*' metal profiled sheeted roof.

2.00 PLANNING PROPOSAL

2.01 The Development Proposal seeks a planning consent for the Erection of a covered Indoor Riding School Arena to set directly on and over an existing outdoor riding school arena.

2.02 The proposed building footprint would set wholly within the existing outdoor riding school arena and would not encroach or extend beyond the established limits of the same.

3.00 PLANNING HISTORY

3.01

- 24/00213/FUL - Retention of Timber Stables (Permitted)
- 23/00131/FUL - Proposed replacement and extension of existing barns and erection of a new detached barn. (Permitted)
- 08/01170/FUL - Retention of horse exerciser. (Permitted)
- 08/00807/FUL - Proposed new stable and retention of existing stable.(Permitted)
- 07/01482/FUL - Erection of chicken pens, fence and replacement stables.(Permitted)
- 07/00261/CLU - Certificate of lawful existing use for menage. (Permitted)

4.00 PLANNING POLICIES

4.01 Core Strategy (2009)

- Policy 3 Development in Barwell.
- Policy 6 Hinckley/Barwell/Earl Shilton/Burgabe Green Wedge.

4.02 SADMP DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside & Settlement Separation
- Policy DM10:Development and Design
- Policy DM17:Highways and Transportation
- Policy DM18:Vehicle Parking Standards

4.03 National Planning Policies and Guidance

- National Planning Policy Framework (2023)
 - Planning Practice Guidance (PPG)
 - National Design Guide (2019)
- cont...

4.04 Other relevant guidance

- Good Design Guide (2020)
- Open Space and Recreation Study (2016)

5.00 DEVELOPMENT PROPOSAL APPRAISAL

5.01 Design and Impact Upon the Character of the Area.

It is considered that the Development Proposal is compliant with Policy DM4 and Policy DM10 of the SADMP in so far that proposed Indoor Riding School Arena has been carefully and sensitively designed with the resultant building having a low impact Architectural DNA signature with regards to scale, mass, layout, palette of elected materials and selected architectural feature so as not to have a negative adverse effect upon the intrinsic value, beauty, open character and landscape character of the existing landscape and additionally does not undermine the physical and perceived separation and open space between settlements nor would the same create or exacerbate ribbon development.

The Indoor Riding School Arena would be well screened and contained within the existing Equestrian Facility by the established/mature dense tree screens positioned on the southern and eastern site boundaries abutting the public highways of Leicester Road and Carrs Hill respectively; partial visual glimpses of the Indoor Riding School Arena may be possible in winter months, however it is considered that these would be entirely in keeping with the associated equestrian use.

It is considered that the scale, design and the selected palette of materials for the proposed Indoor Riding School Arena is appropriate to the both character of the area and the existing operational use of the subject land.

5.02 Impact upon Neighbouring Residential Amenity

It is considered that the Development Proposal is compliant with Policy DM10 (a) & (b) of the SADMP with no significant adverse effects on the privacy and amenity of nearby residents and occupiers of adjacent buildings (including issues emanating from light and noise pollution) and that the amenity of occupiers - the nearest residential property White Oaks being located over 300metres to the south west from the subject Application Site - would not be adversely affected by activities generated via the delivery of the Development Proposal.

5.03 Highways Impact

The Development Proposal seeks to utilise the existing vehicle assess arrangement without modification nor realignment.

The proposed Indoor Riding School Arena would be utilised in conjunction with the established Equestrian facility and the occupiers/users of the existing stables and grazing paddocks utilising the existing retained vehicle parking facilities.

The LHA in consultation with P/App.Ref.No: 24/00213/FUL noted that in undertaking their assessment noted that visibility splays of 2.4M x 65.00M were achievable in both directions over land with highway control in accordance with Table GG4 of Part 3 of the LHDG.

It is noted that no Personal Injury Collisions are recorded within close proximity the subject Applicant Site.

It is considered that the Development Proposal would be compliant with Policy DM17 and DM18 of the SADMP (2016) and the relevant guidance and direction contained within the NPPF (2023)

6.00 CONCLUSION

6.01 Paragraph 2 of the NPPF (2023) states that Planning Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise; Paragraph 12 of the NPPF (2023) states the Development Plan is the starting point for decision making and the NPPF (2023) is a material consideration in determining planning applications.

6.02 The Development Plan consists of the adopted Core Strategy (2009) and the SADMP Development Plan Document (2016)

6.03 It is considered that the submitted Development Proposal is compliant with:-

- *Policy 6 of the Core Strategy (2009) for the associated use criterion (b) Recreation whilst retaining ..*
- *the function of the Green Wedge,*
- *green networks between countryside and open spaces within urban areas and*
- *the visual appearance of the area.*

6.04 The Indoor Riding School Arena would be well screened from public vantage points in the area and are considered to be of a design and scale commensurate and proportionate with the existing equestrian facilities in operation in, around and beneath the Application Site.

6.05 It is considered that the Development Proposal would not interrupt the any green networks in the area, not would any access to the Green Wedge be restricted by virtue of the same proposals and *ipso facto* the proposal would not damage the function of the Green Wedge and would be compliant with Policy DM4 of the SADPM (2016) which supports development for outdoor purposes which does not adversely impact the intrinsic value of the open character of the countryside.

6.06 It is considered that the Development Proposal for an Indoor Riding School Area which replaces the existing Outdoor Riding School Arena meets the criteria for sustainable development as framed within Policy DM4 of the SADMP (2016) and the Policy 6 of Core Strategy (2009).

7.00 APPENDICES

7.01

- Location Plan
- Proposed Site Layout Plan Drwg.No:HMD/PD/0554/01.
- Proposed Floor Plan and Elevations Drwg.No: HMD/PD/0554/02.