

PLANNING STATEMENT

Proposal: Erection of replacement stables

Site: The Dairy, Market Bosworth Road, Dadlington, CV13 6DH

Date: July 2024

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1 INTRODUCTION

- 1.1 This planning statement is submitted in support of the application made to Hinckley and Bosworth Borough Council for full planning permission for the erection of a replacement stable block located at The Dairy, Market Bosworth Road, Dadlington, CV13 6DH. The application is made on behalf of Mr Steven Shepherd.
- 1.2 The following paragraphs of this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2 DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to a parcel of land currently occupied by a timber stable block and areas of hardstanding. The site is associated with the adjacent dwelling known as "The Dairy" positioned approximately 17m to the south west of the stables. The site is located approximately 0.68km north of Dadlington and is located within the countryside.



There is an existing vehicular access serving the site and existing stables.

The site is located within the registered Bosworth Battlefield site.

The site is located within a Flood Zone 1 on the Environment Agency's flood maps for planning.

A mature hedgerow largely screens the site from the roadside.



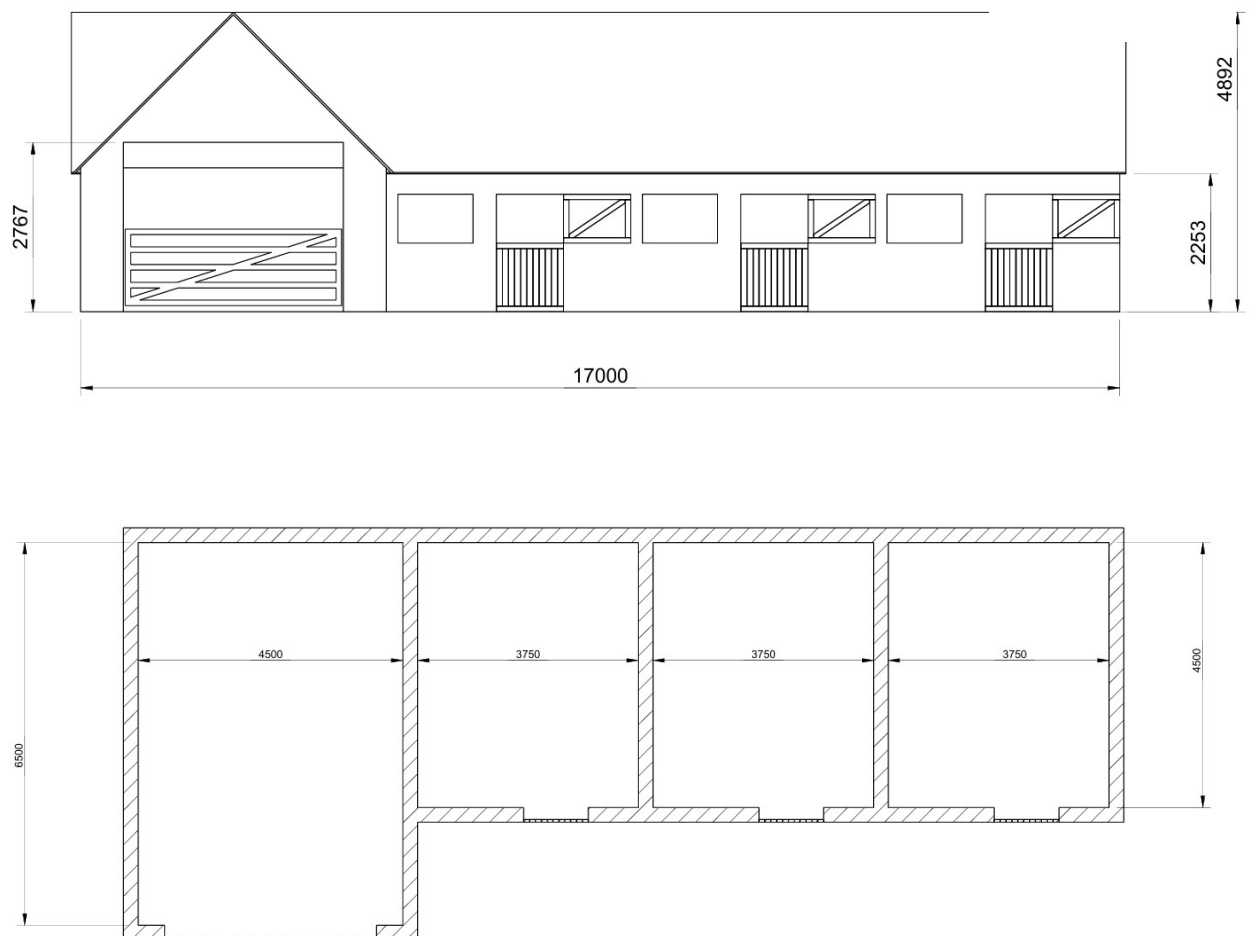
3 RELEVANT PLANNING HISTORY

- 3.1 17/00888/FUL | Creation of menage, and erection of associated stable block and hay store (retrospective) | APPROVED

The above planning permission approved an 'L' stable structure, comprising a run of 3 loose boxes with an adjoining tack room and hay store.

4 DESCRIPTION OF THE PROPOSAL

- 4.1 The application proposes the erection of a replacement stables block. The existing stables are constructed from timber with a sheet metal roof. The new stable block similarly comprises an 'L' shaped layout comprising a run of 3 loose boxes with an adjoining store. It is proposed that the new stable will be of a masonry construction (brick or blockwork) with horizontal timber cladding added to the exterior and a tiled pitch roof.



- 4.2 The new stable block will be located over the footprint of the current structure and will utilise the existing point of access, hardstanding and car parking. The established boundary hedgerow is to be retained.

5 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 an application for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently comprises the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD. The NPPF is a key material planning consideration in the determination of the application.

5.2 Core Strategy (2009)

The adopted Hinckley and Bosworth Core Strategy provides the spatial vision for the Borough.

The Hinckley and Bosworth Site Allocations and Development Management Policies DPD (SADMP)(2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation

5.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

6 POLICY ASSESSMENT

6.1 The Key Issues are:

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Heritage Assets
- Landscaping, ecology and biodiversity
- Drainage and flood risk
- Planning balance

6.2 **Principle of development**

6.2.1 Paragraph 2 of the National Planning Policy Framework (NPPF) July 2023) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining planning applications.

- 6.2.2 Policy DM4 of the 2016 Site Allocations and Development Management Policies Development Plan Document ("the SADM DPD") seeks to protect the "intrinsic value, beauty, open character, and landscape character" of the countryside from unsustainable development. It describes a range of types of development likely to be considered sustainable; these include outdoor sport or recreation, where the use cannot be accommodated within or adjacent to settlement boundaries. Policy DM4 also sets out five criteria with which development should comply, including that it should not have a significant adverse effect on the countryside, undermine the physical or perceived separation between settlements, or create or exacerbate ribbon development.
- 6.2.3 Stable blocks are not an uncommon feature in the countryside and are generally associated with a rural environment. The site is already used for equestrian purposes and is already occupied by an existing set of stables. The existing stables were granted planning permission in 2017 with the officer report confirming *"the principle of development is acceptable in this location as it is for an outdoor sport."*
- 6.2.4 The proposal seeks the replacement of the existing structure on the same part of the site. The overall design of the replacement stables, with a timber clad exterior, is not dissimilar to those previously granted planning permission. The structure would be contained in a part of the site already characterised by a timber building and hardstanding and so would not represent a harmful expansion of built form into the open countryside. Whilst it is acknowledged that the length and height are slightly increased from the previously approved plans this is not to an extent which would make the structure harmfully intrusive or dominant in the landscape. The proposals would not appear out of character with the setting; would not cause any countryside encroachment; would not undermine the physical and perceived separation and open character between settlements; nor exacerbate ribbon development.
- 6.2.5 As a replacement stable structure and one that does not give rise to any adverse impact on the appearance or character of the area, it is concluded the proposal would be an appropriate form of development. There would be no conflict with Policy DM1 of the SADM DPD, which sets out the development plan's presumption in favour of sustainable development, nor is there any conflict with Policy DM4 of the SADM DPD.
- 6.3 **Design and character**
- 6.3.1 Policy DM10 of the development plan relates to design. Amongst other things it requires development:
- c) *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;*

- e) *It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*

6.3.2 As highlighted above the layout, simplistic design and exterior timber clad finish of the replacement structure is not dissimilar from what has been previously approved. The previous planning permission provided a footprint of 14.87m x 6.729m whereas the current proposal is 17m x 6.5m. The length of the new stable is slightly longer, whereas the depth is slightly reduced.

6.3.3 The new dimensions and slightly larger loose boxes meet with British Horse Society recommendations for larger horses. The proposed increase in overall height is similarly in line with BHS advice; that roofs should be high enough to provide adequate ventilation and good air circulation. The stable sits amongst a group of dwellings and their detached outbuildings which include stables and agricultural stores, as well as, domestic outbuildings. On approach to the site from either direction the stable would be read alongside other rural buildings and would be partly screened by the existing mature hedgerow. The development would not appear unduly prominent or obtrusive. The exterior finish of horizontal timber clad and tiled pitched roof would be in keeping with the surrounding built form and is characteristic of a stable structure.

6.3.4 The proposal is appropriate for its rural setting and intended purpose with regard to design, size and choice of materials. It is concluded the appeal proposal meets with the objectives of Policy DM10.

6.4 **Residential amenity**

6.4.1 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that 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 and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

6.4.2 The site is already in occupied by a stable structure and so the use is an established one. The nearest neighbouring property is separated from the site by the road. The proposed increase to the stable would not have a detrimental impact on any neighbouring property with reference to overlooking or overshadowing.

6.5 **Highway safety**

6.5.1 Policy DM17 of the SADMP seeks to ensure new development would not have an adverse impact upon highway safety.

6.5.2 Policy DM18 of the SADMP seeks to ensure parking provision appropriate to the type and location of the development.

- 6.5.3 Access to the site is taken from the existing roadway serving the existing stable building and yard and there is no intensification in use proposed. There is ample space within the site to provide car parking and turning space. It is considered that the proposed development would be in accordance with Policies DM17 and DM18 of the SADMP.

6.6 **Historic Environment**

- 6.6.1 The application building is located within the Bosworth Battlefield area. Policy DM13 of the SADMP states that where a proposal has the potential to impact a site of archaeological interest, developers will be required to provide appropriate desk-based assessment and, where applicable, field evaluation detailing the significance of any affected asset. Where preservation of archaeological remains in situ is not feasible and /or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences.

- 6.6.2 The site is already occupied by an existing stable building and the proposals seek to replace the existing structure in the same area of the site. LCC Archaeology reviewed the 2017 planning application against the Leicestershire and Rutland Historic Environment Record (HER) and did not believe the proposal would result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets. The archaeological metal detector survey in the field containing the development showed there are no finds that would be affected by the development. The previous planning application therefore warranted no further archaeological action. As the current proposal is in the same location of the existing stables it is not considered any further archaeological action is required. The proposal therefore is considered to be in accordance with Policy DM13 of the adopted SADMP.

6.7 **Trees, landscaping and biodiversity**

- 6.7.1 Policy DM6 of the adopted SADMP seeks to conserve and enhance features of nature conservation value and retain, buffer or manage favourably such features.
- 6.7.2 The proposal is a replacement building in an area of existing hardstanding. No landscaping, biodiversity or ecology features are impacted by the development.
- 6.7.3 With reference to BNG requirements, Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to a number of exemptions. The exemptions include:

Developments below the threshold

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

As highlighted above, the development does not impact a priority habitat and would fall within the category of development below the threshold.

6.8 **Drainage and flood risk**

- 6.8.1 Policy DM7 of the adopted SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding by being located away from areas of flood risk unless adequate mitigation is provided in accordance with National Policy.
- 6.8.2 The site is in Flood Zone 1 and there is no flood risk or surface water drainage reason to prevent the development.

7 CONCLUSIONS

- 7.1 The application is considered to be in accordance with DM1, DM4, DM10, DM13 and DM17 of the SADMP. In accordance with the presumption in favour of sustainable development planning permission should be supported without delay.