Rob Duncan
Planning
Consultancy

Mr. C. Johnston
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

19th December 2018

Dear Chris

**ERECTION OF STABLE BLOCK - LAND AT BAILEYS BANK, GILLOW HEATH, BIDDULPH**

On behalf of my clients Mr. & Mrs. Smith, I would be grateful if you would find enclosed a planning application seeking consent to erect additional stables and canopy at the above site.

The site lies within the North Staffordshire Green Belt, wherein there is a presumption against the erection of new buildings unless it is for one of the exceptions listed in the National Planning Policy Framework (policy SS6c of the Core Strategy refers). Paragraphs 145 of the National Planning Policy Framework (NPPF) identifies a number of exceptions to the presumption against the erection of new buildings, which includes:

> *"The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it";*

The proposed stable block is of a modest scale, and will provide three stables for use by the applicant. There already exists a range of equestrian buildings on the site, comprising of two stables, hay store, feed store and tack room, and this development will enable the applicant to keep more horses, whilst also providing an undercover area to protect from inclement weather. The stables will occupy a floor area of 45.63m$^2$ and stand to a commensurate height to the existing stable block.

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The proposal constitutes an appropriate facility for outdoor sport and recreation, and its small scale nature, and close proximity to the existing range of equestrian buildings on the site will serve to ensure that the proposal does not materially detract from the openness of the Green Belt, or conflict with the five purposes of including land within it. It is therefore considered to constitute an appropriate form of development within the Green Belt, in accordance with the provisions of paragraph 145 of the NPPF and policy SS6c of the Staffordshire Moorlands Core Strategy.

The proposal will not derive any adverse impacts in respect of residential amenity or highway safety, owing to the general location of the building away from neighbouring developments, and owing to the presence of an existing means of vehicular access. The proposed development is therefore also considered to meet the requirements of policy DC1 of the Staffordshire Moorlands Core Strategy.

I trust this application will meet with your approval, but should you have any queries or concerns please do not hesitate to contact me.

Yours sincerely



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**Planning Consultant**

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