

Planning Statement

Erection of replacement stable block and
formation of manege
The Croft, Dilhorne Road, Dilhorne
For Mr. K. Ball

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1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services has been instructed by Mr. K. Ball to prepare a Planning Statement to accompany an application prepared by Hewitt & Carr Architects for the erection of a replacement stable block and formation of equestrian manege on land at The Croft, Dilhorne Road, Dilhorne.
- 1.2. An existing rectangular shaped stable block is located towards the easternmost end of the site and is proposed to be demolished and replaced with a new stable block, comprising of four stables and tack room arranged in a 'L' shaped layout. The building will be constructed from timber to its side and rear elevations, with brick to its front courtyard elevation, with a juniper green profiled metal roof atop. The building will stand to a maximum height of 4.4 metres and have a gross footprint of 117 square metres.
- 1.3. The proposed equestrian manege will be located to the south of the applicant's dwelling and will occupy an area of 40m x 20m. The manege will be enclosed by post and rail fencing and is to be accessed via the existing access to the north which serves the existing field.

2.0 SITE DESCRIPTION

- 2.1. The application site lies within the North Staffordshire Green Belt and lies on the eastern side of the Dilhorne Road, in the village of Dilhorne. The site is accessed via the existing vehicular driveway serving the dwellinghouse, with the existing stable block located in the far eastern corner of the site. Open fields extend to the east and south of that stable block and slope up gradually in a broadly easterly direction. A portal framed storage building lies to the north, with the existing dwellinghouse located to the northwest. The proposed manege is located to the southwest of the existing dwellinghouse, south of a small cluster of existing outbuildings. That parcel of land is enclosed by the Dilhorne Road to the west, and by open fields and vegetation to the south and east.

3.0 PLANNING POLICY

- 3.1. Paragraph 11 of the NPPF confirms that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance to the determination of the appeal:
- 3.2. Policy SS1 relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers
- easy access to jobs, shops and transport services by all sections of the community;
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce
- a healthy, safe, attractive, active, well-designed and well-maintained environment; development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings
- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

3.3. Policy SS10 relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The policy goes on to state that strict control will continue to be exercised over inappropriate development in the Green Belt allowing only for exceptions as set out in Government guidance.

3.4. Policy DC1 relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should (amongst other requirements):

- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area
- be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance
- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution

4.0 MATERIAL CONSIDERATIONS

National Planning Policy Framework (2021)

- 4.1. The National Planning Policy Framework seeks to secure sustainable development and sets out policies, *inter-alia*, in respect of safeguarding the green belt and securing high quality design. The NPPF has been taken into consideration in the preparation of this application and is referenced within the Statement of Case below.

5.0 PLANNING ASSESSMENT

Green Belt

- 5.1. The application seeks full planning permission for the erection of a replacement stable block and formation of an equestrian manege on land that is located within the Green Belt. Policy SS10 of the Local Plan states that the rural areas will provide only for development which has an essential need to be located in the countryside. Whilst the policy does not specifically mention stabling, it is commonly accepted by Staffordshire Moorlands that such developments have an essential requirement to be located within the countryside.
- 5.2. Policy SS10 goes on to state that strict control will continue to be exercised over inappropriate development in the Green Belt, allowing only for exceptions as set out in national guidance. Paragraph 149 of the National Planning Policy Framework (NPPF) confirms that local authorities should regard the construction of new buildings as inappropriate in the Green Belt. It nevertheless goes on to identify a number of exceptions, 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;

- 5.3. The proposed stable block comprises an appropriate facility for outdoor sport and recreation, and by virtue of its siting in close proximity to the existing cluster of buildings on this site (a storage building to the north and the existing dwelling to the northwest) the development will not give rise to harm to the openness of the Green Belt or conflict with the purposes of including land within it. It therefore amounts to an appropriate form of development within the Green Belt in accordance with paragraph 149 of the NPPF and policy SS10 of the Local Plan.
- 5.4. Paragraph 150 of the NPPF also allows for engineering operations to be carried out within the Green Belt, as well as changes of use of land, provided that the development does not give rise to harm to the openness of the Green Belt, or conflict with the five purposes of including land within it. The proposed manege encompasses a change of use of the land from agriculture to equestrian and

owing to the proposed alteration to levels also amounts to an engineering operation.

- 5.5. By virtue of its open nature and limited alteration to existing land levels, as evidenced by the section drawings accompanying the application, the proposed development will not give rise to harm to the openness of the Green Belt or conflict with the purposes of including and within it. No retaining structures will be required. The proposed manege therefore also amounts to an appropriate form of development in the Green Belt in accordance with paragraph 150 of the NPPF and policy SS10 of the Local Plan.

Design & Layout

- 5.6. The proposed stable block adopts a typical 'L' shaped stable design, with front overhanging roof. The stable is to be constructed from timber on its side and rear elevations, with the front elevation facing the courtyard to be constructed in brick to match the existing nearby buildings.
- 5.7. The building is to be sited away from public view and will replace the existing rectangular stable block currently on the site. Its scale, massing, design and layout is not considered to be contentious and will not give rise to any material adverse harm to the character and appearance of the area.
- 5.8. The proposed manege is also of a typical equestrian design and necessitates only modest alterations to existing land levels, with the surrounding land graded so that it assimilates positively with its rural surroundings. The proposed development is therefore considered to meet the requirements of policy DC1 of the Local Plan.

Residential Amenity

- 5.9. There are no immediate neighbouring residential properties who would be adversely affected by the proposed development, and consequently no harm to residential amenity will arise. The proposal accords with policy DC1 of the Local Plan in this respect.

6.0 CONCLUSION

- 6.1. The submitted proposal constitutes an appropriate form of development within the Green Belt that is of a scale, massing, design and layout that will not detract from the character and appearance of the area or the amenity of neighbouring residential occupiers.
- 6.2. The proposal is therefore in accordance with policies SS1, SS10 and DC1 of the Staffordshire Moorlands Local Plan, and guidance contained within the National Planning Policy Framework.