

Planning and Design Statement

Erection of a Stable Block Comprising Three Stables and Tack Room

Land off Timmys Lane, Hurworth,
Darlington

For: Ms S Knott



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1. INTRODUCTION

Purpose

This Planning and Design Statement has been prepared to support the accompanying application, on behalf of our client Ms S Knott, seeking planning permission to create a new stable block with tack room on land off Timmys Lane, Hurworth. This Statement establishes the principle of development for the subject proposals with commentary on the design.

This supporting Statement will provide an overview of the following aspects of the application:

- The existing character of the area;
- The planning policy context;
- Evaluation of the subject site;
- Planning considerations;
- The proposed design; and
- Conclusions.

This section of the statement provides an introduction to the development proposals.

Planning Application

The planning application is submitted in full with all matters considered.

The application submission is supported by a suite of drawings produced by AMS Planning, Architecture and Development Consultants.



Aerial view of the subject site within the context of Hurworth

1. INTRODUCTION

Site Location and Surroundings

The subject site comprises a parcel of grazing land extending to approximately 0.7 acres located to the east of Hurworth village. The site is accessed from Timmys Lane to the east. The use of the access track for agricultural use and associated large vehicles is well established; Timmys Lane provides access to two farms located to the east and north east of the site, as shown on the plan opposite. Whilst adjacent to existing residential development to the south and west, the immediate locality of the site is rural in nature.

The subject site is owned by the applicant who is a resident of Hurworth and professional horse trainer who used to reside on the adjacent farmstead, but now lives elsewhere in the village. The subject proposals would provide a suitable location for the applicant to keep and graze her horses.

The subject site is bound:

- On the northern boundary by agricultural land separated from the site by wooden fencing;
- On the eastern boundary by Timmys Lane beyond which lies a farm and associated agricultural land;
- On the southern boundary by a thick and continuous hedgerow beyond which lies detached dwellings along Timmys Lane;
- On the western boundary by residential properties accessed off Strait Lane.

Planning History

The planning history of the subject site is as follows:

- **01/00066/FUL** – Erection of an agricultural building. Permitted 22 March 2001.



Aerial view of the subject site and immediate surroundings. Existing residential development to the west is indicated by the yellow shading, with the remainder of the surroundings being mixed agricultural/residential in nature.

2. CONTEXT

Planning Policy Context

National Planning Policy

Whilst the National Planning Policy Framework (NPPF) does not specifically address proposals for a domestic-scale outbuilding, whether for the stabling of horses or some other use, where it is not proposed in a location with a specific landscape or heritage designation, there are equally no national policies which would preclude such a development.

Indeed, the presumption in favour of sustainable development is at the heart of the NPPF (paragraph 11) and is the golden thread which runs through all national planning policy. The Framework advises, in paragraph 124, the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Further, paragraph 127 outlines that planning decisions should create development with a high standard of amenity for existing and future users. Given that there are no designations in this instance, or other planning reasons which could preclude development, the proposed stable block's status as sustainable development is established. As such, the subject proposal is supported by national planning policy.

Local Planning Policy

Saved Policies of the Borough of Darlington Local Plan (adopted 1997, alterations 2001)

The existing Borough of Darlington Local Plan was adopted by the Council in November 1997, with alterations adopted in September 2001. The subject site lies outside of the development boundary for Hurworth; the policy map below shows the site within an Area of High Landscape Value (Policy E8). However, a number of policies within the existing Local Plan, including Policy E8, were superseded when the Darlington Core Strategy was adopted in May 2011 and no longer form part of the statutory planning framework for the Borough. As such, the subject site is now designated as open countryside. The policies considered relevant to the subject proposals are;

- E2: Development Limits
- E4: New Buildings in the Countryside
- R15: Horse Related Development

Darlington Core Strategy Development Plan Document 2011

The Darlington Core Strategy DPD is the principle document of the Darlington Local Development Framework (LDF). The DPD sets out how the Borough will develop over the period of 2011 – 2026, providing the overarching spatial planning framework for many plans and strategies prepared by the Council that will eventually replace the adopted Darlington Local Plan.

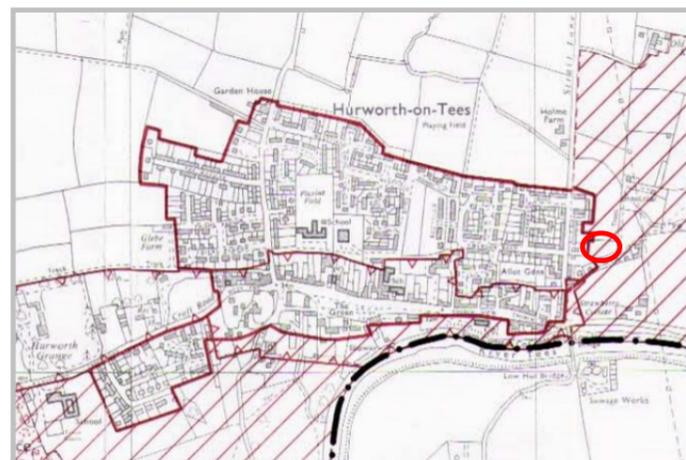
Whilst the DPD does not contain policies directly relating to domestic equestrian development, there are broad design principles outlined in Policy CS2 (Achieving High Quality, Sustainable Design) and Policy CS14 (Promoting Local Character and Distinctiveness). The proposed stable block has been designed to ensure that it is in keeping with the immediate locality, is not overbearing to neighbouring properties, and provides a high quality, functional building with safe and suitable access.

The Darlington Local Plan 2016 - 2036 (emerging)

The Darlington Local Plan 2016-2036 was submitted to the Planning Inspectorate for examination on 22 December 2020. Whilst not yet part of the adopted statutory development plan for Darlington, consideration has been given to the following emerging policies that are relevant to the subject proposals:

- SD1: Presumption in Favour of Sustainable Development
- DC4: Safeguarding Amenity

The following sections of this Statement, including commentary on the proposed stable block design and planning considerations, aim to demonstrate how the subject proposals accord with all necessary policy and design requirements.



Adopted Policy Map

3. EVALUATION

Opportunities and Constraints

Client's Brief

The client's objective is to secure planning permission for a stable block that:

- Primarily provides domestic stabling for horses;
- Additionally provides essential storage in the form of a tack room;
- Achieves a safe, secure and accessible environment;
- Respects neighbouring amenity; and
- Enables the applicant to adequately house and care for her horses within proximity to her home in Hurworth.

Development Opportunities

- The site is well-screened from the road;
- Although visible from adjacent properties, the proposals would be in keeping with the agricultural surroundings in the immediate locality;
- An existing access point off Timmys Lane can be utilised; and
- The Environment Agency Flood Map for Planning, provided opposite, identifies that the subject site lies entirely within Flood Zone 1 and is therefore at a low risk of flooding.

Constraints

- The proposed development must be sensitive to neighbouring residential uses.

Important Features

- There is an existing and suitable access for the site for which use by agricultural vehicles is well established.
- The subject proposal will allow a social and recreational requirement to be fulfilled on a domestic scale.
- The subject site is not visible from Strait Lane to the west or Timmys Lane to the south.



Existing access—Timmys Lane



Flood Map for Planning

4. PLANNING CONSIDERATIONS

Principle of Development

The application site is located on the eastern edge of Hurworth, outside the development limits as defined on the Policy Maps. Saved Local Plan Policy E2 (Development Limits) states that development for countryside-related sports or recreation activities outside of development limits will be permitted provided that unacceptable harm to the character and appearance of the rural area is avoided. Saved Policy E4 (New Buildings in the Countryside) further states that new buildings in the countryside, which are acceptable in principle under the terms of Policy E2, should wherever possible be located with, and be visually related to, existing buildings.

Saved Policy R15 (Horse Related Development) is supportive of such development in relation to the keeping/riding of horses for recreational and/or commercial purposes provided the development would not detract from the character and appearance of the locality or from the amenity of local residents. As stated previously, the application is a professional horse trainer who lives locally in the village and has a historic connection to the subject land.

The proposed stable block would be located adjacent to existing buildings to the west, south and east and would therefore not appear isolated when considered within the wider surroundings. With specific reference to Policy R15, guidance within the Local Plan highlights that the keeping of horses can be beneficial in providing a new use for unused or under-used farmland, particularly close to the urban area. This point is particularly relevant to the subject site. Located on the eastern edge of the village and previously part of the adjacent agricultural land, the site is now under-used and its potential is not currently realised, with the size of the field not large enough to justify commercial agriculture.

Emerging Policy SD1 (Presumption in Favour of Sustainable Development) of the new Local Plan outlines planning applications that accord with the policies in the Darlington Local Plan will be approved without delay, unless material considerations indicate otherwise. Located outside of the development limits, as defined through emerging Policy H3 (Development Limits), the subject site is designated as open countryside. Although in reference to economic equestrian related development, guidance under Emerging Policy E4 (Economic Development in the Open Countryside) outlines the following:

“Equestrian developments, for example should be located where there is, or could be, ready and safe access to the bridleway network and any developments should not limit the future viability or sever any existing farm holding to an extent where its viability is adversely effected”.

Whilst not directly in line with the subject proposals, as the proposed stable block is solely for the use by the applicant for the domestic stabling and keeping of her horses, the subject proposals are in line with the above.

As previously noted, the subject site does not fall within any landscape or heritage designations, and there are no planning reasons which could preclude its development. The proposed development to create a stable block comprising three stables and a tack room for use by a registered horse trainer represents a use appropriate to its location, and as such is supported by local Policy R15 (Horse Related Development). It therefore represents sustainable development on a domestic scale. As such, it is supported by the NPPF and the principle of development is established.



View looking westwards across the site from the access point

4. PLANNING CONSIDERATIONS

Access

The subject proposals will utilise the existing access to the site from the east off Timmys Lane. Timmys Lane has good visibility in both directions and the use of the lane for agricultural vehicles is well established; the lane currently serves two farms located to the east and north east of the site. Any intensification in use from the addition of the proposed development for domestic purposes would be negligible. The site is also within walking distance of the applicant's home in Hurworth, meaning additional vehicular movements would be minor.

Neighbouring Amenity

Careful consideration has been given to the location of the stable block within the subject site, positioned in the north east corner, to provide adequate spacing from neighbouring properties as to not negatively impact on amenity.

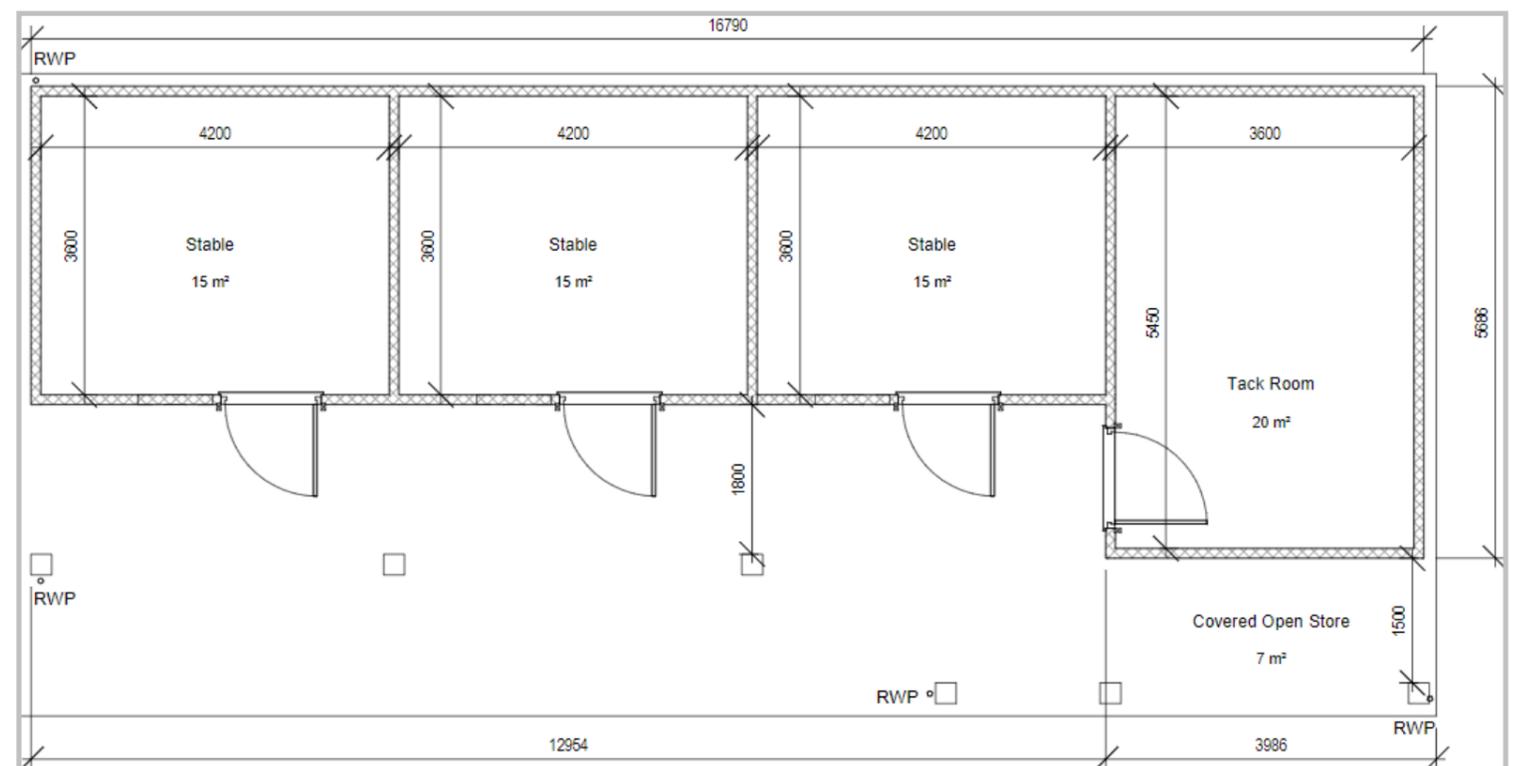
The proposed stable block is for the private use of the applicant. As such, activity levels associated with the proposals would be at a level appropriate to the edge of village location, without adversely impacting upon the amenities of nearby properties in terms of additional vehicular journeys. This location is considered acceptable under Policy R15.

Emerging Policy DC4 (Safeguarding Amenity) requires new development to be sited, designed and laid out to protect the amenity of existing users of neighbouring land and buildings and the amenity of the intended users of the new development. As stated previously, careful consideration has been given to the location of the stable block within the subject site, and the timber cladding is appropriate within immediate surroundings and agricultural properties to the north and east of the site.

Scale and Appearance

The proposed floor plan below shows the simple and functional layout that would be created, providing the necessary space for three standard stables and adjoining tack room. The design of the stable block is a simple rectangular timber frame construction with an extended tack room to the east and adjoining covered open store. The stable block will be finished in timber cladding with a dark corrugated gable roof, resulting in an appropriate agricultural appearance.

Considering the scale, design and siting of the stable block, the proposed development would have no overbearing effects to neighbouring properties, and the agricultural appearance will ensure the development is not dominant in the open landscape to the immediate north and east of the site, in line with Policies E2 (Development Limits) and Policy E4 (New Buildings in the Countryside).



Proposed Floor Plan

5. THE PROPOSED DEVELOPMENT

General Design Principles

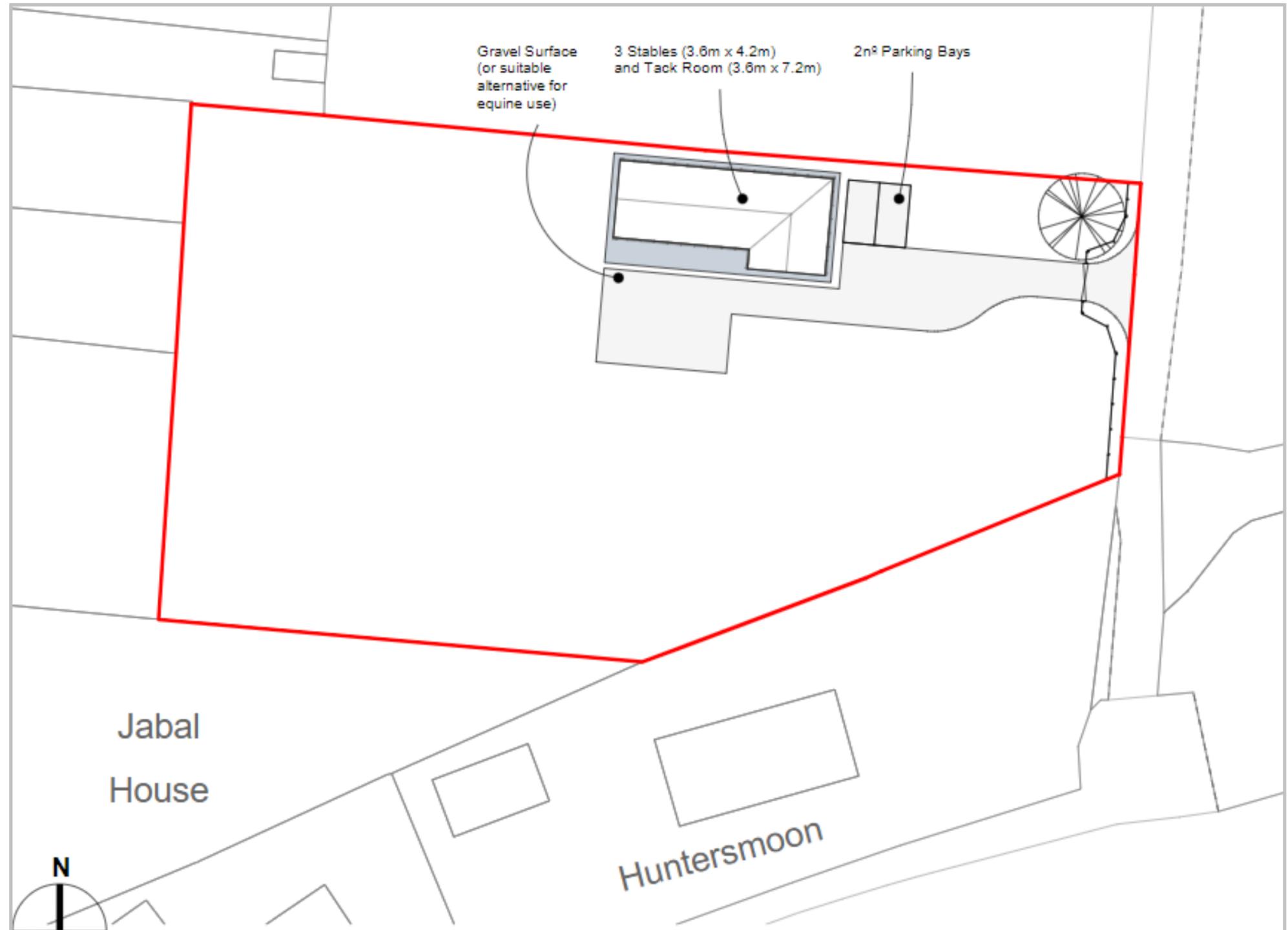
The full application submission includes a suite of drawings produced by AMS Planning, Architecture and Development Consultants.

The siting of the stable towards the north east of the subject site, as shown opposite on the Proposed Site Layout, provides adequate spacing from adjacent dwellings, as to not negatively impact on amenity. The position close to the access also minimises the amount of hardstanding needed for the proposed development.

The proposed layout optimises the potential of the site and will create a functional space suitable for the proposed use, consummate in size for the applicants requirements. The position of the stable block leaves the remainder of the site as paddock land, providing suitable and safe space for the applicant's horses to graze.

The proposed stable block has been designed to ensure that it is in keeping with the immediate locality, is not overbearing to neighbouring properties, and provides a high quality, functional building.

The subject proposals will utilise the existing safe and suitable vehicular access from Timmys Lane to the east of the site.



Extract from Proposed Site Layout Plan

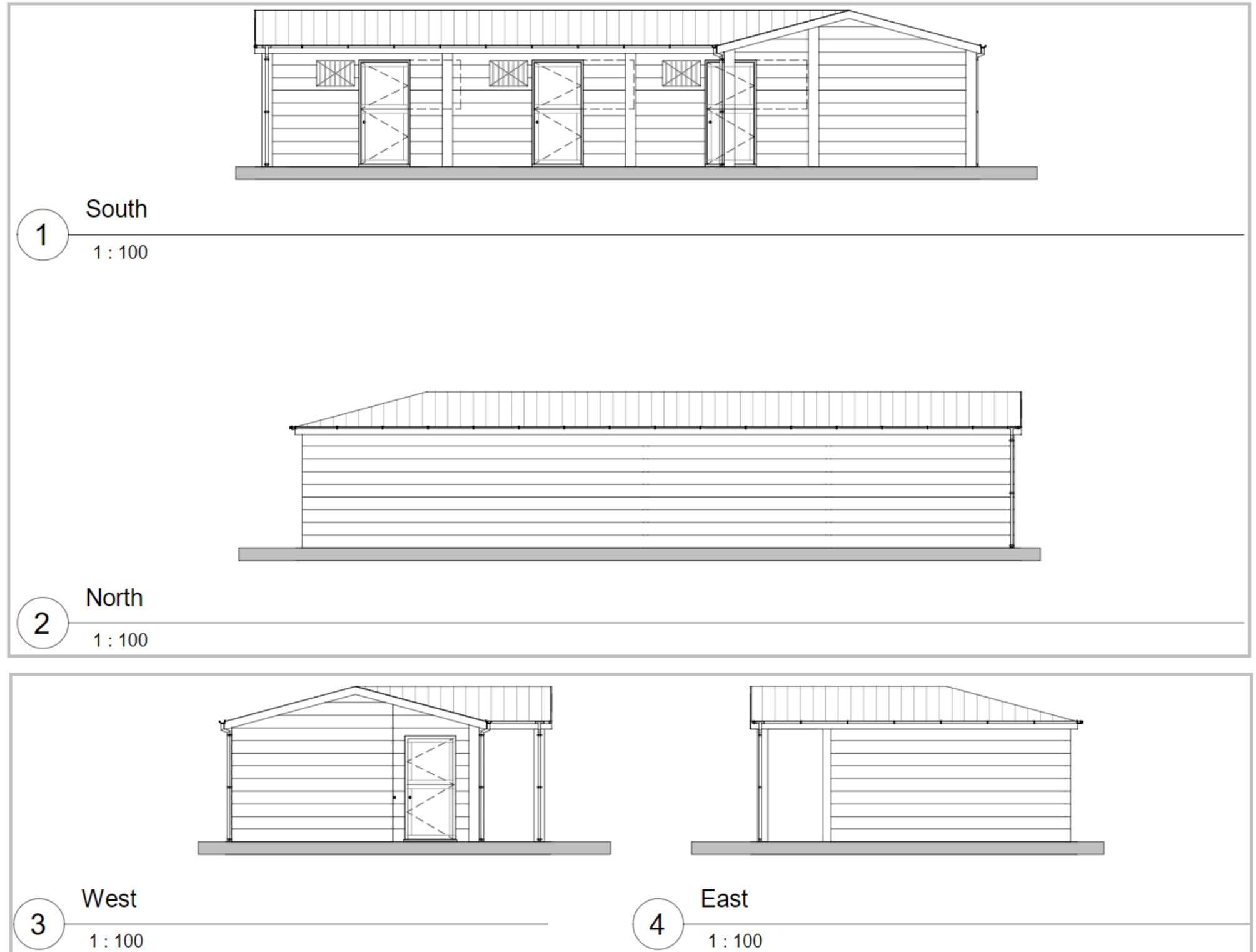
5. THE PROPOSED DEVELOPMENT

Proposed Elevations

The elevations opposite demonstrate that the proposed stable block will be simple and agricultural in appearance, typical of the numerous other stable blocks present around Hurworth and beyond.

The three stables will be identical in size and uniform in appearance. The adjoining tack room will provide adequate storage space and will be clad in the same materials as the stables to create a functional and cohesive building, with a covered open store to the front (south).

The single storey building with timber cladding is appropriate to the use and in keeping with the immediate locality.



Proposed Elevations

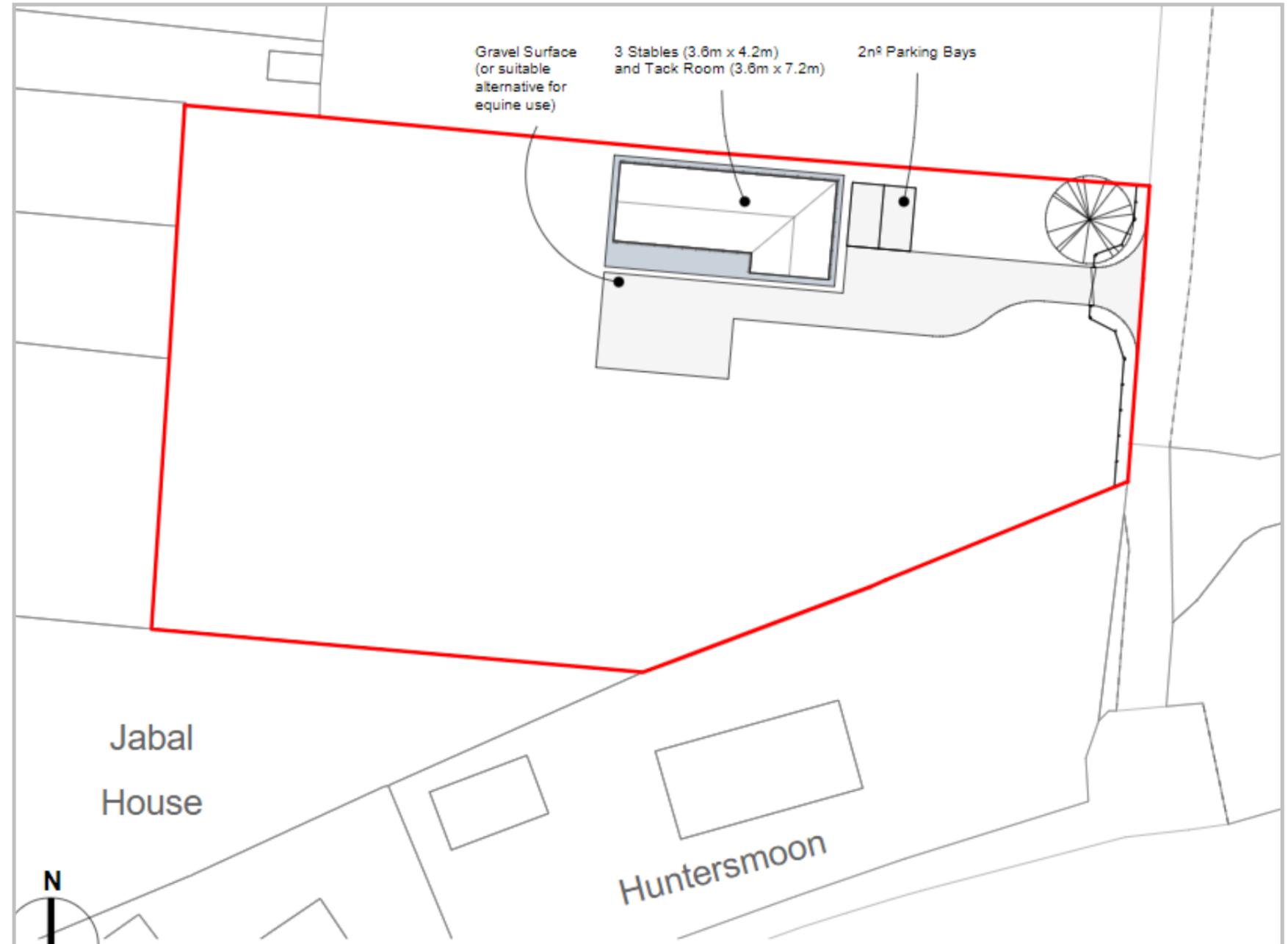
6. CONCLUSION

This Planning and Design Statement has been prepared to support the accompanying planning application seeking permission for the erection of a stable block comprising three stables and adjoining tack room on land off Timmy Lane, Hurworth.

This Statement has demonstrated the efforts which have been made to create a suitable, functional equestrian building to provide the applicant with the adequate facilities to house and graze her horses.

There are no planning reasons why permission should not be granted. The subject scheme represents a sustainable proposal for a suitable recreational/functional use outside the development boundary, in compliance with local policy. The principle of development is therefore established.

For the reasons presented in this report it is considered that planning permission should be granted.



Proposed Site Plan