

# Planning, Design and Access Statement Incorporating Flood Risk Assessment

Erection of Replacement Stables, Feed Room, Tack Room & Barn



At:  
1 New Cottages  
Belby  
Howden  
DN14 7XA

On behalf of:  
M Hill & S Goldsbrough

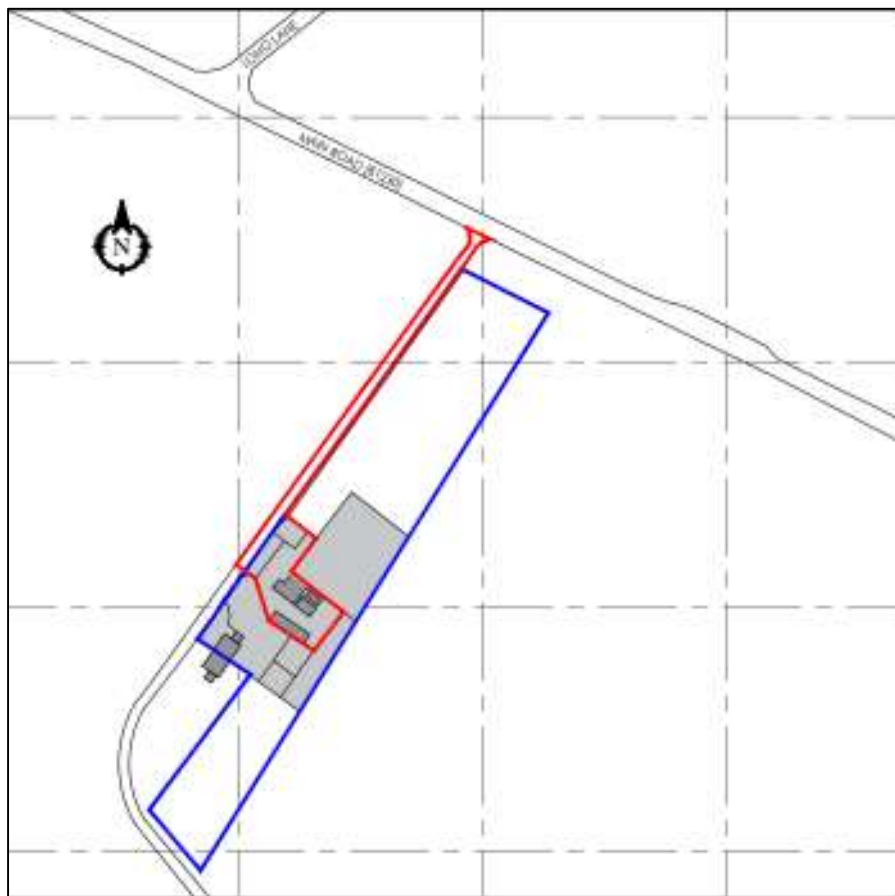
Prepared:  
June 2021

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## 1. Introduction

- 1.1. This Planning, Design and Access Statement is submitted to support a Full Planning Application for replacement stables, feed room, tack room and barn at 1 New Cottages, Belby, Howden, DN14 7XA.
- 1.2. The planning application is made on behalf of M Hill & S Goldsbrough, who owns the application site.
- 1.3. The site boundary is identified below in Image 1.



*Image 1: Location plan showing application site boundary.*

## 2. Description of Site and Proposed Development

- 2.1. The site located in the hamlet of Belby within Countryside as defined in the ERLP. The application site is located off Main Road and within the curtilage of 1 New Cottages.



*Image 2: Aerial View of Site*

- 2.2. The proposal involves the demolition of the existing stables and the erection of replacement stables.
- 2.3. The existing buildings are not fit for purpose, with rotten roofs, roof members disintegrating and stables bowing at the corners (see images below).



*Image 3: Roof*



Image 4: Stable Walls

- 2.4. The proposal seeks to replace and reduce the number of buildings as shown on the existing and proposed site plans below.



Image 5: Existing and Proposed

### 3. Planning History

- 3.1. Based on information available on the East Riding of Yorkshire Council's website, a planning history search of the application site has been carried out.
- 3.2. The following application is the only known planning history in the vicinity of the site:
  - **88/20379/PLF** - 1 New Cottages Main Road Howden East Riding of Yorkshire DN14 7XA – Erection of a domestic extension – Application Approved – 06.09.1988.

### 4. Planning Policy

- 4.1. Applications are to be determined in accordance with the policies in the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states, '*if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.*' This is recognised in Paragraph 11 of the National Planning Policy Framework (NPPF), with Paragraph 12 stating that the Framework '*does not change the statutory status of the development plan as the starting point for decision making*'.

#### National Planning Policy Framework (NPPF) (2019)

- 4.2. The National Planning Policy Framework ('NPPF') published in February 2019, sets out the Government's planning policies for England and advises how these are expected to be applied. It sets out the national requirements for the planning system, but only to the extent that it is relevant, proportionate, and necessary to do so. Paragraph 38 of The National Planning Policy Framework is of key importance with reference to the consideration of planning applications and states:

*'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

- 4.3. Planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise (Paragraph 47). Decisions should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 4.4. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development is

summarised to mean “*meeting the needs of the present without compromising the ability of future generations to meet their own needs*”.

4.5. Paragraphs 10-14 of the NPPF refer to the presumption in favour of sustainable development. Paragraph 14 confirms that the presumption in favour of sustainable development is at the heart of the NPPF. With reference to decision-taking, paragraph 11 advises:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

4.6. Paragraph 38 of the NPPF states that:

*‘Local planning authorities should approach decisions on proposed developments in a positive and creative way. They should use the full range of planning tools available....and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.’*

4.7. Paragraph 155 recognises inappropriate development in flood risk areas should be avoided by directing development away from high-risk areas. This is expanded on in paragraph 157 which notes sequential testing is a requirement to ensure development is in a low-risk flood area. In addition, paragraph 163 notes that LPAs should ensure that flood risk is not increased elsewhere as a result of the proposed development.

4.8. The NPPF states that ‘The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.’ (Paragraph 2)

4.9. In this case, the Development Plan comprises the East Riding Local Plan Strategy Document (ERLP) adopted in April 2016 and the Allocations Document that was adopted in July 2016. This is the set of documents used to determine planning applications.

## National Design Guide

4.10. The National Design Guide (NDG) was produced by MHCLG and published on 1<sup>st</sup> October 2019. The NDG reinforces the aim of the NPPF to create high-quality place and buildings and illustrates how well-designed places can be achieved in practice and can be used by all those involved in the shaping of places, including decision making.

4.11. The NDG addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities in the form of ten characteristics:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built Form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public Spaces – safe, social, and inclusive
- Uses – Mixed and integrated
- Homes and Buildings – functional, healthy, and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

4.12. The NDG has been prepared in the context of social, economic and environmental change.

## East Riding Local Plan (ERLP) (2016)

4.13. The relevant policies are as follows:

- **Policy S1 – Sustainable Development** - This Policy reflects the requirements of the NPPF to take a positive approach to sustainable development.
- **Policy S4 – Supporting development in villages and the countryside** – recognises the importance of a working, living and attractive countryside.
- **Policy ENV1 – Integrating high-quality design** - seeks to achieve a high-quality design, safeguarding and reflecting the distinctiveness of the local area, while seeking to reduce carbon emissions and make prudent and efficient use of natural resources.
- **Policy ENV2 – Promoting a high-quality landscape** – seeks to ensure that development proposals are sensitively integrated into the existing landscape setting.
- **Policy ENV6 – Managing environmental hazards** – seeks to manage environmental hazards including flood risk and groundwater pollution to ensure that development does not result in unacceptable consequences to its users, the wider community, and the environment.



Other Documents

4.14. The East Riding Landscape Character Assessment (LCAU) (2018)<sup>1</sup> sets out Landscape Character Types (LCTs) and sub-divides them into Landscape Character Areas (LCAs).

## 5. Planning Considerations

Principle of Development

5.1. The site lies outside development limits in 'Countryside', as defined within the East Riding Local Plan Policies Map (2016).

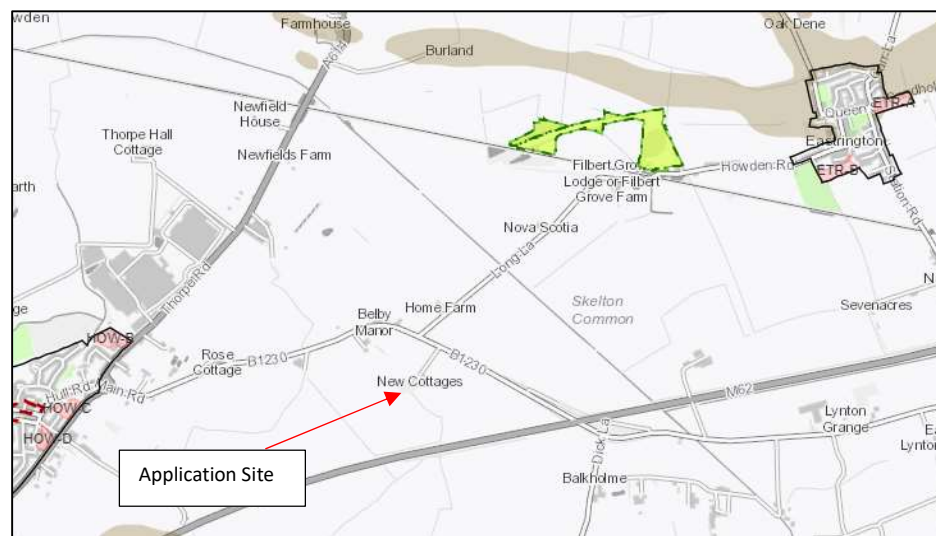


Image 6: Extract from Policies Map (Source: ERLP)

5.2. Outside development limits, the land is regarded in policy terms as 'Countryside'. Part C of Policy S4 identifies the types of development that will be supported in the Countryside where proposals respect the intrinsic character of their surroundings.

5.3. The use of the site for this purpose is well-established and the proposal is for the replacement of existing stables for private use. Policy S4 lists those types of development that are most relevant to East Riding. In all instances, proposals are expected to be of an appropriate scale for their rural location.

5.4. The types of development suitable for a 'Countryside' location under Policy S4 include equine and agricultural uses.

<sup>1</sup> <https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/landscape-character-assessment/>

## Design and Impact on the Character of the Area

- 5.5. One of the core planning principles of the NPPF is that planning should seek to secure high-quality design and a good standard of amenity for existing and future occupants of land and buildings. National planning policy recognises the role that high-quality design plays in creating sustainable places. Good design is a key aspect of sustainable development and should contribute positively to making places better for people.
- 5.6. Relevant policies in respect of design and impact on the character and appearance of the area include Policies ENV1 and ENV2.
- 5.7. Policy ENV1 relates to integrating high-quality design and respecting the character and appearance of the area. The policy sets out that development will be supported where it has regard to the specific characteristics of the site's wider context and the character of the surrounding area.
- 5.8. Policy ENV2 states that development proposals should be sensitively integrated into the surrounding landscape and ensure that important hedgerows and trees are retained unless their removal can be justified in the wider public interest in which case replacements will usually be required.
- 5.9. Policy S4 also requires consideration of how the proposal relates to the landscape character of the surrounding area.
- 5.10. The site of the application lies within the Yorkshire Wolds National Character Area (NCA). The site is also located within the Important Landscape Area that is defined in the ERLP.
- 5.11. The East Riding Landscape Character Assessment Update (LCAU) (2018)<sup>2</sup> sets out Landscape Character Types (LCTs) and sub-divides them into Landscape Character Areas (LCAs).
- 5.12. The site of the application lies within the LCT 8: M62 Corridor Farmland, which is in the Humberhead Levels National Character Area. and LCA 8A: M62 Corridor Howden to Gilberdyke, see an extract from the map in Image 3 below)

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<sup>2</sup> <https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/landscape-character-assessment/>

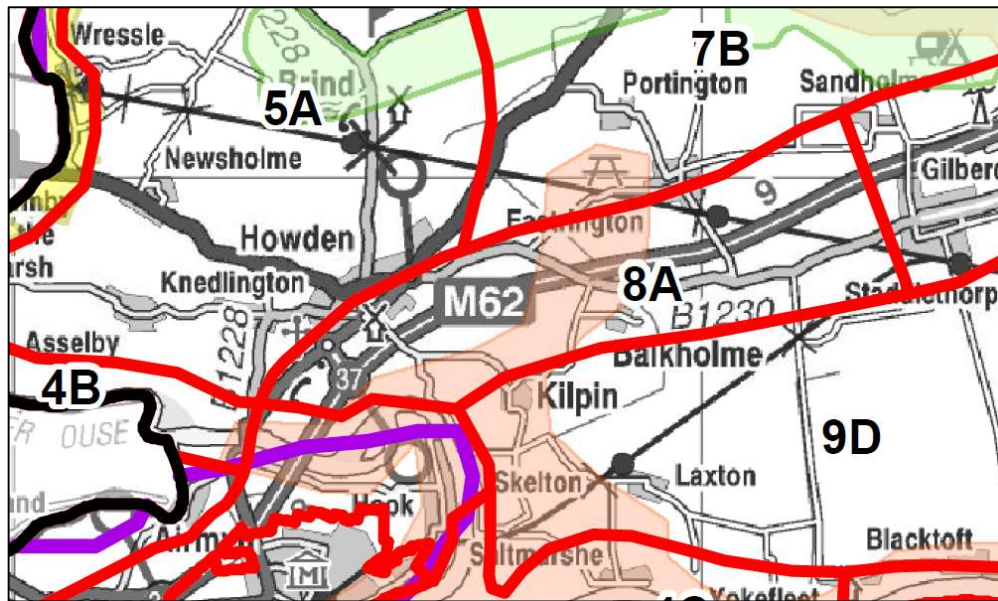


Image 7: Landscape Context Extract (Source: LCAU 2018)

5.13. Landscape Character Type 8 extends along the M62 corridor west to east from the boundary of the East Riding with Selby District to the edge of the Yorkshire Wolds where the M62 ceases to be a motorway. The LCT includes the farmland in this transportation network corridor and settlements including Goole. Key characteristics include:

- Low lying flat agricultural landscape.
- Open views particularly from the motorway which is slightly raised above the surrounding area.
- Communication infrastructure is a prominent feature i.e. motorway, roads and canal.
- The settlement pattern is linear along communications corridors.
- Linear tree and woodland cover associated with roads and railway lines.
- Hedgerows field boundaries in varying condition.
- Varied field size and field pattern along the corridor.
- Varying scales of commercial development is present along the corridor.
- The port of Goole is a major settlement in the East Riding located in this corridor.
- Horticultural development is a feature of the corridor northeast of Goole.
- Railway lines and pylons are present.
- Views of landmark structures e.g. Howden Minster and Boothferry Bridge and Goole Docks.

5.14. LCA 8A extends from the M62 river crossing over the Ouse north of Goole and encompasses the farmland of the M62 corridor as far as Gilberdyke. While predominantly agricultural land, commercial development is expanding at Howden Dyke and south-east of Howden and is affecting the rural character of the LCA. However, this development is isolated from built-up areas and is an anomaly in the landscape. Wind turbines on the skyline at Sixpenny Wood and Eastington also impact the character of the LCA.

- 5.15. This part of the corridor is sparsely populated. The Conservation Area of Howden is located on the northern boundary and there are good views of Howden Minster from this area.
- 5.16. Fields are large in the area close to the River Ouse and the town of Howden. Agricultural Land Classification is predominantly Grade 3 with areas of Grade 2 and Grade 1 along river corridors. There are some areas of vegetable crop and cereal production in this LCA. Towards Gilberdyke field size begins to get smaller and there are more substantial hedgerow boundaries some with trees.
- 5.17. Numerous farmsteads are dispersed throughout the countryside. The predominantly arable landscape is relatively tranquil away from the A614 and the M62 corridor.

### Design

- 5.18. The existing stables are constructed in timber with a shiplap finish, with a corrugated bitumen and old green felt roof. The windows are open, not covered and the lighting is 30W LED floodlights.
- 5.19. The proposed stables are timber with log lap finish, corrugated bitumen roof, windows will be open but likely to have a matching timber closable cover. The lighting will be LED facing inwards between the stables, and these will be a mix of 10W flood and non-flood for background lighting. Some lower lux lighting (3W non-flood) will be used outside the stable blocks for background lighting, internal to the stables. In other rooms, suitable LED strip lighting will be used.
- 5.20. The proposed replacement stables would be of a design and construction typical of its use for the keeping of horses. It would replace existing stable buildings and would be of an appropriate scale. The proposal would be read as part of the existing site, and it is considered that it would not adversely affect the visual amenity of the area.
- 5.21. The scale and nature of the proposal are such that the landscape can accommodate this change without creating unacceptable effects on the wider landscape character and quality. The proposal is respectful of its agricultural surroundings and would protect the integrity of the landscape setting.
- 5.22. Overall, it is considered that the proposal would be an acceptable form of development in this location. The external appearance of the buildings would retain the agricultural character of the location.
- 5.23. Having regard to the above, it is considered that the proposal is acceptable and would not have a significant or detrimental impact on the character or the appearance of the area. The proposal is therefore considered acceptable in accordance with Policies S4, ENV1 and ENV2 of the ERLP and the advice contained within the NPPF which seeks to achieve the high-quality design and protect the character of the Countryside and the landscape generally.

Access & Highways

- 5.24. The existing access to the property is well established. The application makes provision for off-street parking and turning areas.
- 5.25. As shown on the site layout plan, the proposed access into the site provides safe access and egress, as satisfactory visibility can be achieved in both directions.
- 5.26. It is considered that development of the site could be achieved which would be acceptable in terms of access, highway safety, and have adequate parking and servicing provision. This would be in accordance with such requirements found within provisions ERLP policies ENV1 and EC4, and the NPPF, in particular within the 'Core planning principles', 'Requiring good design', 'Promoting healthy communities' and 'Promoting sustainable transport' sections as set out above.

Impact on Residential Amenity

- 5.27. Policy ENV1 of the ERLP supports development that has regard to the amenity of existing or proposed properties. The Policy is consistent with the NPPF with the aims of ensuring that a good standard of amenity is achieved for all existing and future occupants of land and buildings.
- 5.28. The accompanying Block Plan (copied below) shows the relationship between the proposed development and existing properties.

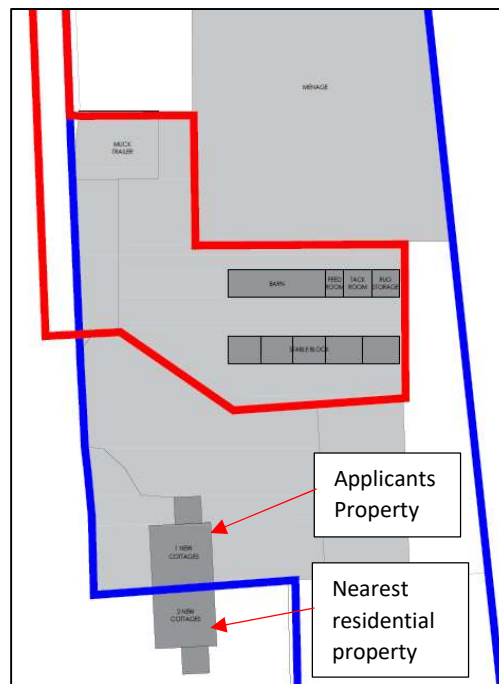


Image 8: Residential Amenity

- 5.29. The proposed replacement stables are further away from the nearest properties (1 & 2 New Cottages) than the existing stables.
- 5.30. The site layout shows that the proposed stables would not have any impact on neighbouring properties due to the separation distances. The proposal would not raise any adverse effects of enclosure, loss of light or overshadowing due to the distances between the nearest neighbours.
- 5.31. The proposed use is unlikely to generate such vehicular movements as to adversely impact the existing residential properties. There is sufficient separation between the proposed use and neighbouring residential properties to ensure that the impacts on these neighbouring properties are unlikely to adversely affect their current amenities.
- 5.32. The proposed stables which are intended for private use would not give rise to any additional noise and/or disturbance for the occupiers of the neighbouring properties compared to the existing arrangement.
- 5.33. The proposed development would, therefore, comply with Policy ENV1 of the ERLP and guidance set out in the NPPF insofar as these seek to secure a good standard of amenity for existing and future occupants of land and buildings.

#### Drainage and Flood Risk

- 5.34. Policy ENV6 of the Local Plan seeks to manage environmental hazards such as flood risk, coastal change, groundwater pollution and other forms of pollution to ensure that development does not result in unacceptable consequences to its users, the wider community and the environment. The National Planning Policy Framework advises that development should be located in areas where there is the lowest probability of flooding.
- 5.35. The application site is identified as lying within Flood Zone 3 (see Image 9 below) where the area benefits from flood defences. The site as a whole has varying risk levels however, for the purposes of this assessment, the site has been taken as lying within Flood Zone 3.
- 5.36. The proposed development seeks the replacement of the stables, tack room, feed room and barn. The proposed development therefore falls within a 'Less Vulnerable' category when reference is made to the Government's '*Table 2: Flood Risk in Vulnerability Classification*'.
- 5.37. Table 3 (Image 10) shows development considered acceptable within the various Flood Zones based upon their vulnerability classification.
- 5.38. Given that the proposed replacement stables are ancillary to the residential property neighbouring, the sequential test is not appropriate in this instance.

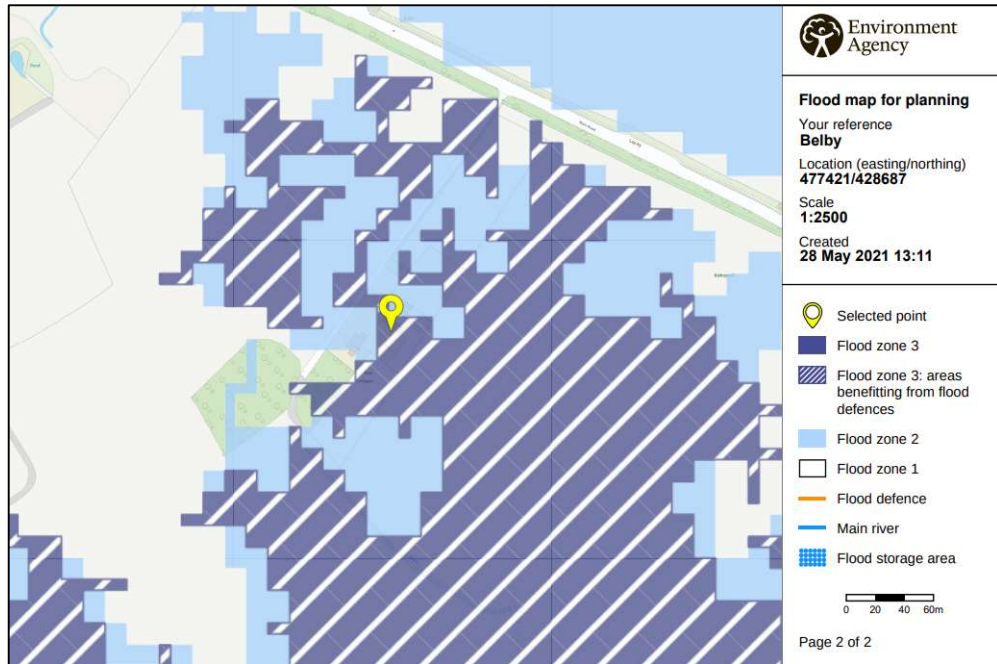


Image 9: Flood Map for Planning Extract (Source: Environment Agency, 2021)

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

Key:  
✓ Development is appropriate  
X Development should not be permitted.

Image 10: Table 3: Flood risk vulnerability and flood zone 'compatibility' (Source: [www.gov.uk](http://www.gov.uk) 2021)

## 6. Conclusion

- 6.1. The proposal would be an appropriate form of development for the 'Countryside' location of the site.
- 6.2. This is a small-scale replacement stables development that is respectful of its agricultural surroundings and would protect the integrity of the landscape setting. The proposal respects the character and appearance of the area and would not result in any adverse impact on the character of the area within which it is located.
- 6.3. The proposed development will not pose a risk to highway safety, residential amenity or flood risk and is considered to satisfy the requirements of both national and local planning policies and guidance.
- 6.4. The proposal therefore complies with Policies S1, S4, ENV1, ENV2 and ENV6 of the East Riding Local Plan and the relevant provisions of the NPPF.