

**Proposed Replacement Stable Block
On land west of
Lighthazles Road
RIPPONDEN**

Planning Statement

The existing building is of poor build quality and due to weather, the building is becoming a hazard, there was an additional section of the stables previously which has had to be removed for safety. It is therefore that we are applying to have a purpose built replacement stable block.

The stable block will be L Shaped to replicate the existing stable. It will consist of two stables of which meet the minimum welfare size of 4.25x4.25m as a foaling box. These sizes are provided by British Horse Society. There will also be a food store and tack room along with an area for a compostable toilet. My client owns the land but doesn't reside in the local area so there is a requirement for them to have toilet facilities on site. This will be a compostable toilet so there is no need for this to be connected to mains or septic tank.

The replacement building is acceptable in principle as is set out in Para 145 of the NPPF:

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

b) 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;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The proposal is therefore not inappropriate in Green Belt and no further justification is required.

It is clear that the proposed stable block is the same use as the existing building and the design shows that the proposed building is not materially larger than the existing. Calculations show that it is an increase of 34% which is in line with the definition of not materially larger, this is based on the stable block that is currently standing.

The replacement stables are on the same part of the site using the same access point and in accordance with the policy the proposal does not make a material difference compared with the current buildings. The materials as proposed are as would be expected for a stable building and overall the proposal represents a well-designed replacement facility.

The proposed replacement stable accords with planning policy and as such can be approved. If any concerns arise regarding this proposal, then please discuss them at the earliest possible opportunity.