

28th July 2023

Swindon Borough Council
Planning Department
Wat Tyler House
Swindon
SN1 2JH

Dear Sir or Madam

Full planning application for the erection of a Stable Building on Land to the North West of The Grove, Hinton Parva, Swindon SN4 0DH

Please find attached a planning application for the erection of a stable at the above address. The application comprises the following:

- The completed application forms and certificates
- Planning Statement (this letter)
- Heritage Statement
- Plans and Elevations, Location and Block Plan, no. 2845-(20)001 Rev C
- Location Plan, no. 2845-(20)002 Rev C
- Application Fee of £462 payable to Swindon Borough Council.

Site Description

The application site comprises of a roughly rectangular field of approximately 1.17 hectares (2.9 acres) located on the outskirts of Hinton Parva. The field is currently used for the keeping of horses by the owners of the adjacent residential property, The Grove, which is located to the southwest and is a Grade II Listed buildings. The application site is not located within a Conservation Area nor any other landscape, ecological or archaeological designations.

Development

The application seeks planning permission for the erection of stables building. The building would provide stabling for 2 horses and storage for equipment and machinery and, for the purposes of caring for the horses and maintaining the land. The stable would be constructed of stained horizontal boarding with a corrugated profiled roof. There would be solar panels mounted on the roof of the stable, to generate electricity for the neighbouring residential property.

Relevant Planning Policy Guidance

National Planning Policy Framework

The National Planning Policy Framework (NPPF) encourages local planning authorities to support sustainable development. The following paragraphs from the NPPF are particularly relevant to the determination of this planning application.

Paragraph 11 of the NPPF states at '*Plans and decisions should apply a presumption in favour of sustainable development*'. It suggests that planning permission should be granted unless any adverse impacts would be so significant as to outweigh the benefits of the development, when assessed against the policies in this Framework taken as a whole. It is considered that the proposed development accords with this paragraph.

Section 12 of the NPPF '*Achieving well-designed places*' sets out national guidance in respect to design and how applications should be determined by Local Planning Authorities.

Paragraph 126 of the NPPF sets out that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 requires that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.***

Given the proximity to a Listed Building, national guidance on 'Conserving and enhancing the historic environment' (Section 12 of NPPF) is of relevance.

Paragraph 199 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 goes on to set out that, any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Specifically, it sets out that, substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.***

Paragraph 201 of the NPPF sets out that:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm...

Paragraph 202 goes on to set out that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

Local Planning Policy Guidance

The development plan comprises the Swindon Local Plan (SLP) which was formally adopted on 26 March 2015. The Council is currently undertaking a review of its Local Plan to provide an updated policy framework for the period to 2036. It is considered that this proposal falls to be determined in the light of policies SD1, DE1 and EN10 of the Local Plan, as set out below:

Policy SD1: Sustainable Development Principles

To enable the delivery of sustainable development and support sustainable communities in the Borough all development proposals will:

- *be of high quality design;*
- *promote healthy, safe and inclusive communities;*
- *respect, conserve, and/or enhance the natural, built and historic environments;*
- *assess and address the impact of climate change through mitigation and/or adaption measures;*
- *provide or contribute to the assessed local and borough wide infrastructure and service requirements;*
- *contribute to the retention of jobs and growth of the local economy and complement Town Centre regeneration;*
- *be accessible by walking, cycling and/or public transport; and,*
- *use land and resources (such as water, energy, minerals and waste) in an efficient and effective way.*

Policy DE1: High Quality Design

High standards of design are required for all types of development. Proposals for development should address the objectives of sustainable development through high quality design and place-making principles. To ensure this, proposals will be assessed against all the following design principles:

a. Context and character; in respect of:

- *existing built characteristics;*
- *acknowledged features of importance; and*
- *existing site conditions.*

b. Layout, form and function of the development, in respect of:

- *accessibility, connectivity, permeability, legibility, inclusivity,*
- *safety & security, efficiency and adaptability; and*
- *siting, orientation, scale, massing, materials and detailing.*

c. Amenity, in respect of:

- *Light, privacy, outlook, noise, disturbance, smell,*
- *pollution and space.*

d. Quality of the public realm

Policy EN10: Historic Environment and Heritage Assets

a. Swindon Borough's historic environment shall be sustained and enhanced. This includes all heritage assets including historic buildings, conservation areas, historic parks and gardens, landscape and archaeology.

b. Proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified. Proposals will be weighed against the public benefits of the proposal, whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

c. Any alterations, extensions or changes of use to a listed building, or development in the vicinity of a listed building, shall not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance, including their setting.

d. Scheduled monuments and other nationally important archaeological sites and their settings will be preserved in situ, and where not justifiable or feasible, provision to be made for excavation and recording. Development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to their significance. An appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest.

e. Development within or which would affect the setting of the Borough's Conservation Areas will conserve those elements which contribute to their special character or appearance.

f. Features which form an integral part of a Park or Garden's historic interest and significance will be conserved and development will not detract from the enjoyment, layout, design, character, appearance or setting of them, including key views into and out from, or prejudice future restoration.

g. Any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Principle of development

Equine development is generally an accepted use in open countryside. Stables in such a location are therefore considered to be acceptable, providing that the building is appropriately located so that it accords with NPPF principles on sustainability and with adopted policies, in terms of its location, purpose and impact on the character and appearance of the locality. The proposed stables would be for personal use only. In respect of the location, public views of the site are limited, and the building would be viewed in the context of existing landscape features that would soften its appearance, including adjacent boundary hedging and fencing. The stables would also be situated on low flat land and so would not be overly prominent. As such, the stables would cause limited landscape and visual harm. The design is commensurate to nature of the development and the size of the field within which it will be located and will be constructed from high quality materials.

Heritage Impact

The application is accompanied by a Heritage Assessment, which considers the impact of the stable building upon the setting of the neighbouring heritage asset. The land within which the stable is located sits outside of the residential curtilage of the Grove. It is considered that the stable does partially fall within the visual zone of influence the listed buildings and therefore a Heritage Assessment has been prepared to consider any impact that the stable building may have on the setting of those buildings.

The Heritage Assessment concludes that the proposed would result in limited harm to the setting of the neighbouring listed buildings. Accordingly, it is considered that the proposed development would have a neutral effect upon the significance of the heritage assets.

For the reasons set out above the proposed stables building is considered to comply with the NPPF and policy EN10 of the SLP.

Scale and Design

Policy DE1 requires high standards of design are required for all types of development. Proposals for development should address the objectives of sustainable development through high quality design and place-making principles. Given the positioning of the proposal and its relationship relative to the neighbouring properties in terms of scale, position of windows and orientation, it is considered that the proposal would not have any material impact upon the neighbouring amenity.

For these reasons the proposed is considered to comply with the NPPF and policy DE1 of the SLP.

Conclusion

The application seeks planning permission for the erection of stable building. The building would provide stabling for 2 horses and storage for machinery. Equine development is generally an accepted use in open countryside and the proposed stable would be commensurate to nature of the development and the size of the field within which it will be located and would not have any material impact upon the neighbouring amenity. The proposed building would have a neutral effect upon the significance of nearby heritage assets, as demonstrated by the Heritage Impact Assessment.

The proposed development meets with the requirements of the NPPF; policies SD1, DE1 and EN10 of the SLP and it is respectfully submitted that the development should therefore be permitted, subject to appropriate conditions.

Please do not hesitate to contact me should you require any further information or clarification.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Croft', with a long, sweeping horizontal stroke extending to the right.

Samuel Croft