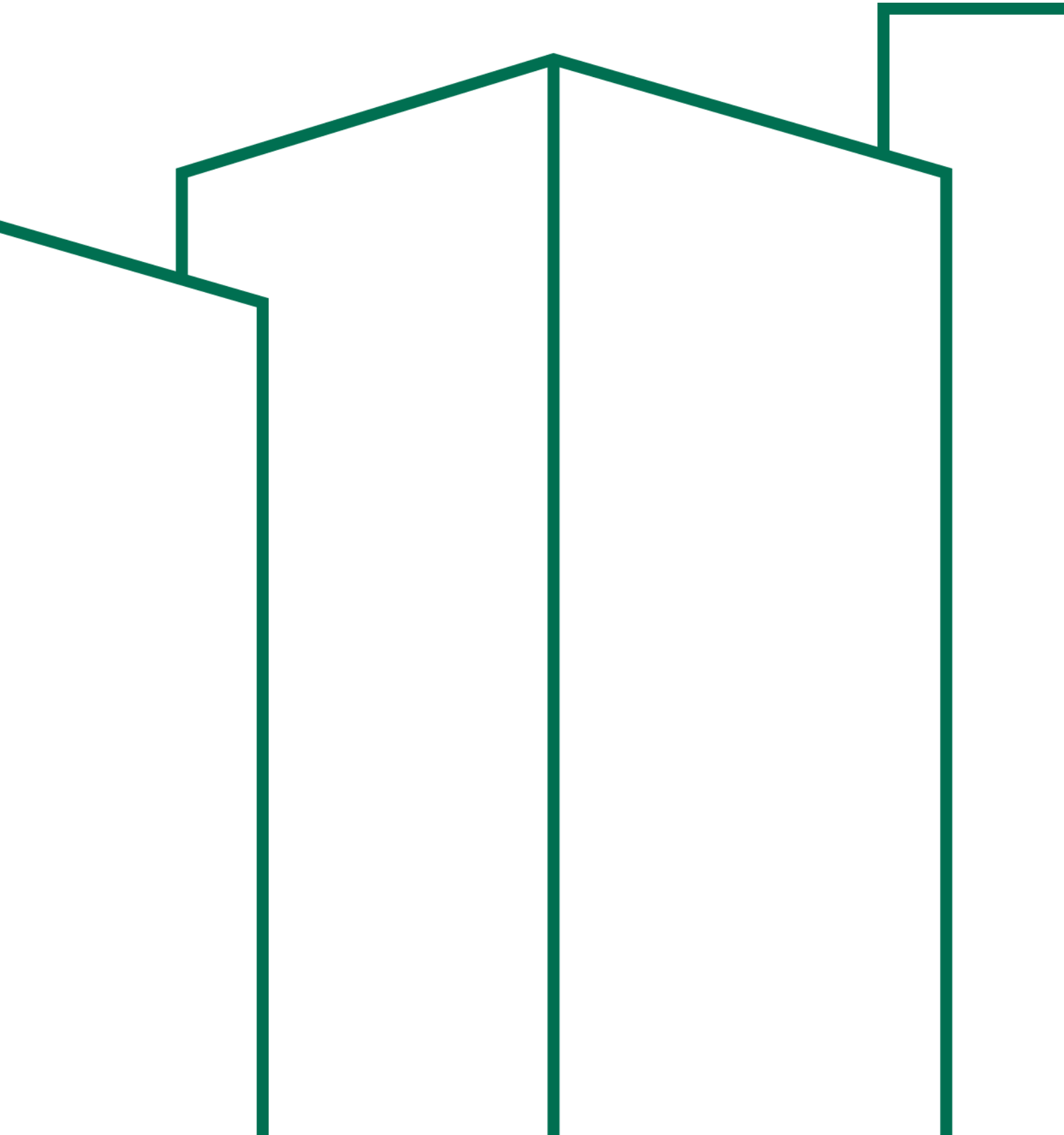




PLANNING STATEMENT

Rock Farm
Standedge Foot Road
Delph
Oldham
OL3 5LU

**Erection of a proposed stable block
and the retention of an outdoor manège**



1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to accompany a planning application submitted to Oldham Council. This planning application seeks planning permission for the erection of a proposed stable block and the retention of an outdoor manège on land to the west of the existing property at Rock Farm, Standedge Foot Road, Delph.

1.2 The applicants own 7.5 acres which immediately surrounds the application site. The applicants currently use the existing manège for themselves who ride daily. The applicants disabled foster children both ride and compete in competitions locally who also use the manège daily. The children won all categories at Saddleworth pony club last year within Show Jumping, Mounted Games, Working Hunter, Equitation, Riding Club Horse and Handy Horse. Their child who's deaf and has learning difficulties won overall for his age category fetching home 11 trophies and their youngest won two trophies having only just started competing. The applicant's children also represent pony club at area competitions finishing 4th at Lancaster and, finishing 13th at Stars out of 60 that had qualified last year. One of the applicant's youngest horses has won 2 competitions at Port Royal Holme on Spalding at the age of only 4 years. The stables and manège shall be used for private equestrian purposes only and not for any commercial riding, livery use or other business use.

The Application Site

1.3 The application site is located on the northern side of Standedge Foot Road. The site comprises a parcel of land that extends to approximately 7.5 acres in

size to which the proposed stable block is to serve. The application site is located within the Green Belt.

- 1.4 The proposed stable block is to be located towards the western end of the manège, within close proximity to the existing agricultural buildings to the north. The proposed stable block will therefore not be sited within an isolated position within the open field.
- 1.5 The land is not the subject of any statutory or non-statutory landscape designations. The site is outside a Conservation Area and is not close to any designated heritage assets.

Planning History

- 1.6 A review of the publicly available records held by Oldham Council has been undertaken in order to determine the relevant planning history relating to the site. No recent planning applications have been submitted at the site.
- 1.7 Planning permission has recently been granted to the east of the application site (reference FUL/346937/21) for the Conversion of domestic storage building to 1 No. dwelling on 10 February 2022.

The Proposal

- 1.8 This application seeks consent for the erection of a proposed stable block and the retention of an outdoor manège. The proposed stable block is to be sited to the western side of the manège, to the south of larger agricultural buildings. The manège measures some 40 metres by 18 metres and is constructed in fine grade washed silica sand and Fibresand.

- 1.9 The proposed stable block is “L” shaped, with 6No. stables. The British Horse Society recommends a minimum depth of 3.65m (12ft) and width of 3m-3.65m (10ft-12ft) per stable. Each proposed stable accords to the minimum recommended dimensions of 3.65m by 3.72m. The proposed stable block is to serve the remaining 7.5 acres of the land.
- 1.10 The proposed roof features a shallow pitched roof constructed with an eaves height of 2.5m with maximum height of some 3.3m to the ridge. The proposed stable block is to be constructed in traditional materials, featuring walls clad in timber with profile fibre cement roof sheets.
- 1.11 The stable this application seeks consent for, in terms of its design and appearance, are typical of many traditional buildings to be found within the surrounding countryside. The stable block is sited within close proximity to the existing buildings and the manège this application seeks to retain. The proposed stable will not therefore stand in isolation within the countryside. The proposed building is to be accessed by means of existing vehicular access to the south.

2.0 PLANNING POLICY

National Planning Policy Framework (the Framework) 2019

- 2.1 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Three "**overarching objectives**" to achieving sustainable development in a planning context are set out in Paragraph 8; economic, social, and environmental.
- 2.2 At the heart of the Framework is a "**presumption in favour of sustainable development**".
- 2.3 Section 12 seeks to achieve good design and sets out that the Government attaches great importance to the design of the built environment (paragraph 126). Paragraph 130 provides greater detail as to the Government's expectations for development and includes the aim that developments will function well and add to the overall quality of the area.
- 2.4 The application site is located within the Green Belt. The Government's policies concerning the Green Belt are contained in the National Planning Policy Framework (the Framework). Paragraph 137 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It states that the essential characteristic of Green Belts is their openness and their permanence.
- 2.5 Paragraph 138 sets out the five purposes of including land in Green Belt. Namely,

- a) To check the unrestricted sprawl of large built up areas;
 - b) To prevent neighbouring towns merging into one another;
 - c) To assist in safeguarding the countryside from encroachment;
 - d) To preserve the setting and special character of historic towns; and
 - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.6 Within Green Belt it is stated (paragraph 147) that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 2.7 The Framework identifies certain forms of development that are not inappropriate in Green Belt. This includes at paragraph 149(b) the provision of appropriate facilities for outdoor sport and recreation.
- 2.8 Paragraph 150 sets out other forms of development that are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes, at paragraph 150(b), engineering operations and, at paragraph 150(e) the material change in the use of land (such as changes of use for outdoor sport or recreation).

Joint Development Plan

2.9 In this case, the “Development Plan” is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. On 9 November 2011 the council adopted the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy) which supersedes the majority of the 2006 Unitary Development Plan (UDP) policies. The following policies are considered to be relevant to the determination of this application:

- Policy 09 – Local Environment
- Policy 20 – Design
- Policy 22 – Protecting Open Land

3.0 PLANNING CONSIDERATIONS

3.1 The application proposals raise the following issues:

- Issue 1 – Whether the development would be inappropriate within Green Belt.
- Issue 2 – The effect of the development upon the openness of the Green Belt and the purpose of including land in it.
- Issue 3 – Any other considerations

Issue 1 - Whether the development would be inappropriate within Green Belt.

3.2 The site lies within the Green Belt where the NPPF, sets out a general presumption against inappropriate development (paragraph 147). Inappropriate development is, by definition, harmful to the Green Belt and substantial weight is to be attached to this. Policy 22 of the DPD reflects that applications for development in the Green Belt will be determined in line with national planning guidance on Green Belts and other relevant policies within the development plan.

3.3 Paragraphs 147, 148 and 150 of the National Planning Policy Framework are to be read together; the erection of buildings in Green Belt is inappropriate and only permissible under very special circumstances unless it falls within the list of exceptions set out in paragraphs 149 and 150 of the Framework. The Framework states (paragraph 149(b)) that **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 is not inappropriate development provided that the development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

- 3.4 The proposed stable block will relate to an outdoor sport and recreational use and as such is an appropriate use to both the rural area and the Green Belt. Having regard to the advice contained in the Framework, together with Policy 22 of the DPD, the proposed stable is to be regarded as appropriate development in Green Belt.
- 3.5 Having regard to the retention of the manège and the limited external works carried out, it is considered that the engineering operations associated with the laying of the outdoor manège are appropriate development in the Green Belt and does not adversely affect the visual amenity of the area. No further harm is caused to neighbouring amenity because of the development proposed.
- 3.6 The use of the surrounding area of land for the grazing of horses associated with the proposed stables on the application site, will have no visual impact on the openness of the Green Belt. The land has previously been used as pastoral land for grazing livestock. The use of horses grazing the land will effectively retain the appearance of the land as grassland and will not constitute a change of use of the land as the primary purpose of the field will be for the grazing of horse only. The use will therefore preserve openness and will not conflict with the purposes of including land in the Green Belt.

- 3.7 The proposed stable this application seeks consent for, in terms of their design and appearance, is typical of many traditional rural buildings to be found within the surrounding countryside. The proposed stable is sited within close proximity to the manège and large agricultural buildings to the north and the existing dwellinghouse to the east. The proposed stable does not therefore stand in isolation within the countryside.
- 3.8 The proposed stable is modest in size and scale and reasonably low in height. All of these factors ensure the building does not become prominent when viewed from public vantage points or the open countryside. It is considered that the site, which is well contained visually, ensures that the proposed development does not material harm to the visual amenity of the Green Belt.

Issue 2 - The effect of the development upon the openness of the Green Belt.

- 3.9 Section 13 of the Framework sets out the Government's approach to development in the Green Belt. It is clear (paragraph 137) that the Green Belt is seen as very important, and the protection of the essential characteristics of openness and permanence are a clear priority. Furthermore, it advocates (paragraph 147) that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 3.10 The proposed stable block is to be constructed in timber cladding with a shallow pitched roof constructed in tiles. The proposed stable is typical of many buildings to be found throughout the Green Belt. The design of the

stables is of a high quality and the appearance of the building is considered to be entirely appropriate to the setting.

3.11 The application site is visually contained by existing boundary hedgerows and existing larger buildings at the site which will screen the proposed stable. The proposed stable will not, therefore, be unduly prominent when viewed in the surrounding area. As a consequence, the scale and impact of the stables would not cause harm to the openness of the Green Belt and would constitute limited encroachment into the countryside since they are located within land that is appropriate for the keeping of horses. The proposed siting of the stable block will not be unacceptably prominent in any views of the site from the surrounding land. In these circumstances, the proposed building will not have any injurious effect upon the character of the site or the surrounding area.

3.12 The design of the proposed stable and the materials of construction are considered appropriate to a rural area. The building will utilise appropriate materials for the rural area, which feature block walls, timber cladding and a tiled roof.

3.13 The British Horse Society recommends a ratio of one horse per 0.4 - 0.6 hectares on permanent grazing (1- 1.5 acres per horse). The fields the stable is to serve are some 7 acres. Therefore, as per the recommended guidance of the British Horse Society, there would be a reasonable requirement for stabling to accommodate 7No. horses at the site. The proposed stable block is for 6No. stables. Regarding the dimensions of each stable, the British Horse Society also recommends a minimum depth of 3.65m

(12ft) and width of 3m-3.65m (10ft-12ft) per stable. The proposed stable block shows 6No. stables, each of which measuring 3.95m by 3.95m. It is therefore considered that the proposed stable block is of the appropriate size necessary to meet the requirements in relation to the size of fields the stable block will relate to.

3.14 The laying of the outdoor manège is considered to be an engineering operation. Paragraph 150 sets out other forms of development that are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes, at paragraph 150(b), engineering operations. The manège, by virtue of its design, siting and materials of construction are of low level and thus will not be unacceptably prominent in views of the site and will not have a significant or injurious effect upon the visual amenities or the openness of the Green Belt.

3.15 In these circumstances, the proposed stable and manège would not adversely affect the openness of the Green Belt and the essential characteristic of the land would be preserved. It is considered that the proposed stable block in these circumstances is consistent with paragraph 149(b) of the Framework in that they represent appropriate facilities for outdoor sport and outdoor recreation.

Issue 3 - Other Considerations

Design

3.16 The proposed stable block would be of a typical stable block design with timber cladding and profile cement sheeted roof. The external materials could be

conditioned to ensure an appropriate match within a rural location and the choice of roof covering could also be conditioned. The proposed stable will not appear intrusive when viewed from the surrounding countryside. In any event, the proposed stable is typical of the form of development that is found in the rural area and is commensurate to the scale of the existing equestrian activity at the site. The proposed development would not therefore have a damaging effect on the character and appearance of the countryside.

- 3.17 Uses such as equestrian activities are examples of open recreational uses often found in rural areas. The siting of the manège is not unacceptably prominent in any views of the site from the surrounding land. In these circumstances, the manège does not have any injurious effect upon the character of the site or the surrounding area. It is therefore considered that the development respects the character of the surrounding area and the countryside. As such, the proposed development complies with Policy 20.

Amenity

- 3.18 Although the proposed stable and existing manège is within close proximity to the existing dwelling to the east, the dwelling is owned by the applicants and the manège and proposed stable block will be for personal usage. Otherwise, the proposed stable block and manège is a sufficient distance from the nearest dwelling outside of the ownership of the applicants and it is submitted that the proposed use of the application site by the applicants for the grazing of horses with associated stables would not harm the living conditions of neighbouring occupiers with regards to noise and disturbance. The proposed stable block would not have a significant impact on the wider street scene and would not

cause overlooking or overshadowing to neighbouring properties due to its single storey design. The use of the site for grazing of horses is a use that is entirely appropriate to a rural location. The stables and manège shall be used for private equestrian purposes only and not for any commercial riding, livery use or other business use in the interests of the character of the area and the amenities of nearby properties, having regard to Policy 9 of the Oldham Local Plan. Given the site's location, it is considered that the proposed use would not give rise to any adverse impact in terms of noise and disturbance.

- 3.19 The proposed stable relates to an outdoor sport and recreational use and as such are an appropriate use within a rural area.

Flooding

- 3.20 The application site is located within Flood Zone 1 and has a low probability of flooding. It is therefore considered that the location of the proposed stable block will be sited in a practical location that is not prone to flooding, neither will the proposed stable block result in flooding elsewhere.

4.0 CONCLUSION

- 4.1 The manège and proposed stable, by virtue of its design, siting and materials of construction will not be unacceptably prominent in views of the site and will not have a significant or injurious effect upon the visual amenities or the openness of the Green Belt.
- 4.2 The proposed stable is for an outdoor recreational use and is considered to be entirely appropriate for the advice contained in the Framework, together with Policy 22 of the DPD. The intended use of the proposed building for recreational purposes will not therefore conflict with the purposes of including land within the Green Belt. The proposed stable will not harm the visual amenity of the Green Belt and would not harm the character and distinctiveness of the surrounding countryside. Moreover, the proposed development is not considered to cause a greater visual impact on the openness of the Green Belt.
- 4.3 The proposed stable this application seeks consent for, in terms of their design and appearance, is typical of many traditional rural buildings to be found within the surrounding countryside. The proposed stable is sited within close proximity the manège and large agricultural buildings to the north and the existing dwellinghouse to the east. The proposed stable does not therefore stand in isolation within the countryside.
- 4.4 The stables and manège shall be used for private equestrian purposes only and not for any commercial riding, livery use or other business use in the interests

of the character of the area and the amenities of nearby properties, having regard to Policy 9 of the Oldham Local Plan.

4.5 In the light of the above circumstances, planning permission should be granted.

JRL/TD/6396

5 October 2023



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PLANNING STATEMENT

Rock Farm
Standedge Foot Road
Delph
Oldham OL3 5LU

Our Reference: JRL/TD/6396

Date: 5 October 2023

CT Planning Limited

Three Spires House Station Road
Lichfield Staffordshire WS13 6HX
Tel: 01543 418779
Email: apps@ctplanning.co.uk