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PLANNING,  
DESIGN  
& ACCESS  
STATEMENT

PROPOSED STABLES LAND OFF WINDMILL LANE  
BOUNDBURY WORTH

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## **SECTION 1: INTRODUCTION**

1. This statement has been prepared to support a planning application for the erection of stables on land adjacent to Windmill Lane to the west of the settlement Birds Edge.
2. This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment)) Order 2006 for applications of this type to be accompanied by a Design and Access Statement.
3. The aims of the statement are to ensure design is integral to the creation of new developments; this further reinforces guidance contained within the National Planning Policy Framework.
4. This statement describes the site and identifies relevant planning policy, and describes the proposal and how it has reacted to any physical or policy restrictions identified.

## **SECTION 2: BACKGROUND AND SITE DESCRIPTION**

5. The site is immediately adjacent to and to the north of Windmill Lane, approximately 1 km to the south west of Birds Edge and approximately 2.5km to the east of Hepworth.
6. The site is flat, but in an elevated position which has made it suitable for wind power. A number of wind turbines have been erected in the vicinity of the site.
7. The surrounding area is predominantly agricultural or used for equestrian activities and there is also a touring caravan site within the immediate area.

## **SECTION 3: PLANNING POLICY**

### **Context**

8. The Local Plan for the area is the Kirklees Unitary Development Plan (UDP) which was adopted in 1999, which identifies the site as being located within the Green Belt. The relevant policy for proposals within the green belt D8 was not saved and therefore in such matters planning policy is deferred to the National Planning Policy Framework (NPPF).
9. Paragraph 80 states that

*"Green Belt serves five purposes:*

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*

- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."*

10. The proposed development does not impact on any of the purposes of green belt identified above.

11. Furthermore paragraph 89 of the National Planning Policy Framework states:-

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

- *buildings for agriculture and forestry*
- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- *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;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."*

12. The keeping and riding of horses is considered to be outdoor sport and recreation and therefore the proposed development is considered to be an appropriate use within green belt, as evidenced by the existing equestrian activity in the area.

### **Current Use**

13. The applicant has owned, ridden (competitively and recreationally) horses. Currently she owns and grazes four large horses. The application site was acquired with the intention of stabling the horses there as it is approximately 2.2km from her home, rather than keeping them in rented livery which is both expensive, time consuming and unsustainable in terms of the journey that has to be made on a daily basis between the applicant's home and the livery.

14. The application site is 5.3 acres, which exceeds the recommended guidelines for keeping horses, which is one acre per horse. The site is large enough for at least five horses.

15. Whilst the area, in particular along Windmill Lane, is popular for keeping horses and general equestrian activity, on-site stabling facilities are required for the horses and associated feeds and equipment, particularly in the winter, which can be harsh in this location. Consideration has been given to the use of temporary field shelters but they would not withstand the elements on such an exposed area.

## **Design Proposal**

16. The proposal seeks to gain planning permission for the erection of four stables with tack storage and feed room/hay store as shown on the accompanying plans. Hayledge will be stored externally in wrapped bales and the wood shavings used for bedding will be stored within the building. A trailer will be used for soiled bedding that will be emptied as and when needed.
17. The proposed stables are to be sited adjacent to the existing gate that provides access to the field from Windmill Lane. This negates the requirement for further access tracks etc., thus minimising the level of development within the green belt. The location of the proposed stables on the edge of the field maintains the openness of the land behind and reflects much of the existing buildings, agricultural buildings and other stables in the area which are located immediately adjacent to Windmill Lane, Haddingley Lane and other lanes in the area, leaving the areas between the roads open and free from development.
18. The stables have also been positioned to provide shelter for the horses from the prevailing winds that blow across the site from the south and west.

## **SECTION 5: CONSIDERATION OF PLANNING POLICY**

19. The site is located within the Green Belt. Development for outdoor sport and recreation is appropriate and can be granted planning permission so long as the impact on openness and appearance is acceptable.
20. The proposed stables use traditional materials and have a simple design. They are exactly what is expected of stables in the Green Belt, wooden construction with no embellishments.
21. They have been located in a position to reflect the layout of surrounding buildings which border fields and are adjacent to the narrow roads, thus protecting the open nature of the large expanse of fields.
22. It is of our opinion that the siting and appearance of the stables is acceptable.
23. In terms of scale the proposal is for four stables. Whilst the site is large enough to accommodate at least five horses the proposed development is solely to meet the needs of the applicant only who has a herd of four horses that are in need of stabling facilities. The building will also provide adequate storage for hay and equipment within.

## **SECTION 6: CONCLUSION**

24. The proposed stables are of traditional design and appearance. They have been sited to have least visual impact. Their scale is appropriate to the landholding and the applicant's needs.
25. The proposed development accords with the Kirklees Unitary Development Plan and the National Planning Policy Framework and in accordance with the NPPF should be granted planning permission without delay.