Marrons

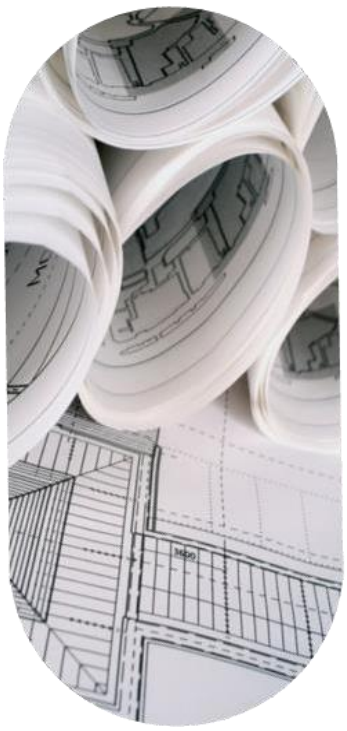
Part of Shakespeare Martineau

Planning Statement

Part Retrospective Erection of Stable Block Comprising Three Stables and an Ancillary Tack/Feed Store

Brook Barn, Moor Lane, Moorwood Moor, Alfreton, Derbyshire

Mr William Huckle



Contents

1. Introduction.....3
2. The Site and Surroundings 4
3. The Proposed Development.....6
4. The Development Plan 8
5. The National Planning Policy Framework and Other Material Considerations.....10
6. Assessment of the Proposed Development 11
7. Conclusion 16

1. Introduction

1.1. This Planning Statement has been produced on behalf of Mr William Huckle ("our Client") and forms part of a planning application for the part retrospective erection of a stable block comprising three stables and an ancillary tack/feed store at the site known as Brook Barn, Moor Lane ("the Site").

1.2. The application site is comprised of approximately 0.10 hectares of land and contains one dwelling and associated garaging. It is positioned north of Inns Lane and east of Moorwood Moor Lane, with access provided directly from Inns Lane via a private access drive.

1.3. This Statement should be read in conjunction with the range of plans submitted as part of this application including:

- 6045_001_Site Location Plan_RevA
- 6045_002_Existing Site Plan_RevA
- 6045_003_Proposed Site Plan_RevA
- 6045_004_Proposed Stable Plan and Elevation

1.4. The purpose of this Planning Statement is to demonstrate that there are no adverse impacts of the proposals that would significantly and demonstrably outweigh the benefits and that, having regard to the material considerations, planning permission should be granted under S.38(6) of the Act.

2. The Site and Surroundings

2.1. The site and its characteristics are set out in detail as follows:

- The application site comprises approximately 0.10 hectares of land and contains one dwelling and associated garaging. It is positioned north of Inns Lane and east of Moorwood Moor Lane, with access provided directly from Inns Lane via a private access drive.

- The site occupies a rural location outside any defined settlement boundary and is therefore considered to be within the open countryside. The nearest settlement is South Wingfield, situated approximately 1.4km to the south-east.

- South Wingfield provides a range of day-to-day services and community facilities, including local shops, places of worship, restaurants, public houses, sports facilities, a social club and a primary school. A wider range of facilities can be found within Alfreton, approximately 4.5km to the east, including supermarkets, healthcare services, schools, banks, cafés, restaurants and other commercial and community uses.

- The site benefits from reasonable accessibility to public transport. Bus services are available from South Wingfield, connecting to destinations including Alfreton, Belper, Matlock and Nether Heage. In addition, Alfreton Railway Station, located around 5.85km to the east, provides regional and national rail connections.

- The surrounding landscape is predominantly agricultural in character, with fields extending around the site boundaries. Residential properties are dispersed along Moorwood Moor Lane, approximately 80m to the west, while Inns Lane, located around 280m to the south, contains a number of dwellings together with a public house.

- In terms of site characteristics, the land is generally level and is enclosed by established vegetation, including a hedgerow along the southern boundary and areas of woodland to the north and west.

- The site is not situated within a Conservation Area, and there are no designated listed buildings in close proximity. Furthermore, a Site of Importance for Nature Conservation

(SINC), comprising an area of woodland, is located approximately 260m to the north-west of the site.

- The Environment Agency Flood Map identifies the site as lying within Flood Zone 1, indicating a low probability of flooding from rivers and the sea.

3. The Proposed Development

3.1. This section provides a detailed description of the proposed development with further details provided within the application form and plans.

Description of Development

3.2. Planning permission is sought for the part retrospective erection of a stable block comprising three stables and an ancillary tack/feed store. The development will provide appropriate accommodation and associated storage facilities in connection with the keeping of horses at the site.

3.3. The stable block will be sited on an existing area of hardstanding which has already been constructed and therefore forms the retrospective element of the application.

3.4. The proposed development has been designed to respond sensitively to its rural surroundings, taking account of the site's characteristics, opportunities and constraints.

Planning History

3.5. Based upon the data published on the planning portal of Amber Valley Borough Council (AVBC) website, the Site has been subject to the planning applications as listed below.

Application Ref	Description	Decision	Date
AVA/2023/0132	Construction of a new means of access from Inns Lane	Allowed on appeal	18th January 2024
AVA/2022/0489	Demolition of existing barn and construction of a single dwelling with means of access and conversion of existing outbuilding to domestic garaging (The development is a departure from the Adopted Local Plan)	Refused	22nd December 2023

AVA/2021/0388	Change of use of agricultural buildings to a dwelling and domestic garaging	Approved	27th July 2021
AVA/2020/0809	Change of Use of Agricultural Buildings to a Dwelling and associated garaging	Refused	11th November 2020
PDR/2019/0030	Prior approval for a proposed change of use of agricultural building to a dwellinghouse	Refused	23rd August 2019
AVA/2019/0644	Widening of existing vehicular access and creation of new access track	Refused	16th August 2019

3.6. As per application ref. AVA/2021/0388, the application site benefits from planning permission for the change of use of the existing agricultural buildings to a dwelling and domestic garaging. This permission has been implemented and the dwelling is occupied by the applicant.

4. The Development Plan

4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that a planning application is determined in accordance with the development plan unless material considerations indicate otherwise.

4.2. The development plan for the purposes of this application is comprised of the Amber Valley Borough Local Plan 2022- 2040, adopted on 2nd March 2026 and the South Wingfield Neighbourhood Plan 2020-2035, formally adopted on 16th March 2022.

Amber Valley Borough Local Plan 2022-2040

4.3. Having regard to the nature of the proposal, the following local plan policies are considered to be of relevance:

- **EN8 – Biodiversity;**
- **EN9 – Biodiversity Gains;**
- **EN10 – Pollution;**
- **EN15 – Quality and Design of Development;**
- **IN1 – Transport;**
- **IN10 – Equestrian Development;**
- **SS3 - Settlement Hierarchy and**
- **SS9 – Countryside.**

South Wingfield Neighbourhood Plan 2020-2035

4.4. The Site lies within the South Wingfield Neighbourhood Plan area. The South Wingfield Neighbourhood Plan 2020-2035 was formally made in March 2022 and forms part of the statutory development plan for the area. Relevant policies of the Neighbourhood Plan have therefore been taken into account in the preparation and assessment of the proposal.

4.5. Having regard to the nature and scale of the proposal, the following neighbourhood plan policies are considered to be of particular relevance:

- **NPP 1 - Sustainable Development;**
- **NPP3-Protecting the Landscape Character and Enhancing Biodiversity; and**
- **NPP6 - Ensuring High-Quality Design.**

5. The National Planning Policy Framework and Other Material Considerations

5.1. The National Planning Policy Framework 2026 (NPPF) is a material consideration in planning decisions. The Framework confirms that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise, thereby maintaining the statutory primacy of the development plan in decision-making. The national decision-making policies of the Framework are also material considerations and should be read alongside development plan policies.

5.2. The Framework is a significant material consideration in the determination of this application and has been considered against the relevant national decision-making policies. Of particular importance are:

- **DM1**: Determination of Applications;
- **S1-S6**: Achieving Sustainable Development;
- **DP1-DP4**: Achieving Well-Designed Places;
- **N1-N6**: Conserving and Enhancing the Natural Environment;

5.3. These policies seek to ensure that development is appropriately located, well designed, environmentally responsible and capable of being accommodated without giving rise to unacceptable impacts. The assessment contained within this statement demonstrates that the proposed stable block accords with these objectives.

6. Assessment of the Proposed Development

6.1. The application should be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

6.2. The following considerations are set out below:

- The Principle of Development
- Highways and Access
- Flood Risk and Drainage
- Ecology and Biodiversity Net Gain
- Trees
- Layout, Scale and Design
- Residential Amenity

The Principle of Development

6.3. The Site is located within open countryside. Policy SS3, Settlement Hierarchy, states that development within the countryside will be restricted so as to be consistent with national policy and the other policies of the Local Plan.

6.4. Policy SS9, Countryside, sets out the circumstances in which development may be permitted within the countryside. The policy also requires development to be of an appropriate scale and character and to avoid significant adverse impacts on the character or amenity of the locality. In addition, development should be located within or adjacent to existing buildings where possible in order to minimise visual impact and retain the openness of the countryside.

6.5. Of relevance to this application is criterion b) of Policy SS9 which states development will be permitted where it involves sustainable development which will enhance or maintain the vitality of rural communities.

6.6. The proposal comprises a modest stable block and ancillary tack/feed store associated with the keeping of horses, a use which is inherently rural in nature and appropriately located within the countryside. The application site also benefits from planning permission for the conversion of former agricultural buildings to a dwelling and domestic garaging (AVA/2021/0388), and therefore no longer functions solely as an agricultural holding.

6.7. The Local Plan acknowledges that horse riding is a popular countryside activity which can give rise to the need for associated buildings and infrastructure. Whilst support is afforded to equestrian development, there remains a need to maintain the open character of the countryside through careful control over the scale, form and siting of buildings.

6.8. Policy IN10 specifically supports equestrian development, including stables and associated facilities, subject to an assessment of any impacts. The policy seeks to ensure that proposals are of an appropriate form, scale and design and do not result in unacceptable impacts on the transport network, heritage assets, landscape, wildlife interests or the open character of the countryside. The policy also requires buildings to be proportionate to the size of the site, located in close proximity to existing development wherever possible and not give rise to unacceptable noise or light pollution.

6.9. In this instance, the proposed stable block is modest in scale and will be positioned on an existing area of hardstanding adjacent to existing development. The proposal is directly associated with the keeping of horses at the site and is proportionate to both the scale of the holding and the intended use. Stable buildings are also a typical feature of the surrounding area, with several neighbouring residential properties benefiting from their own stabling. The proposal would therefore be consistent with the established character and pattern of development within the immediate locality. As such, the proposal is considered to accord with the objectives of Policies SS9 and IN10.

Highways and Access

6.10. The Site is accessed via Inns Lane to the south. The proposed development will have no impact on the existing access arrangements or on-site parking provision, as the stables will be used solely for incidental domestic purposes. Accordingly, the proposal complies with Local Plan Policy IN1, Transport.

Flood Risk and Drainage

6.11. The Site is located within Flood Zone 1 as defined by the Environment Agency Flood Map, indicating a low probability of flooding from fluvial sources. Whilst there are limited areas of surface water flood risk within parts of the site boundary, these are localised in nature and do not present a constraint to the proposed development. Given the scale and nature of the proposal, it is considered to comply with the objectives of Local Plan Policy EN3.

Ecology and Biodiversity Net Gain

6.12. Policy EN8, Biodiversity, of the Local Plan sets out the ecological and biodiversity requirements of prospective development in Amber Valley.

6.13. The proposed development comprises the erection of a stable block on an existing area of hardstanding and would not result in the loss of any habitats or features of ecological importance. Furthermore, the proposal is not considered likely to adversely affect any protected species or species of principal importance.

6.14. Mandatory Biodiversity Net Gain (BNG) requirements have been reviewed in relation to the proposal. The application site extends to approximately 0.10 hectares and therefore falls below the 0.2-hectare threshold introduced by the Biodiversity Gain Requirements (Exempt Developments) Regulations 2026. Accordingly, the development is exempt from the mandatory BNG requirement, subject to there being no adverse impacts upon on-site priority habitats.

6.15. Notwithstanding the above, developments benefiting from the exemption remain subject to existing biodiversity legislation and planning policy requirements. In this case, the proposal would not result in any significant ecological impacts and is therefore considered to accord with the objectives of Policy EN8 and relevant biodiversity legislation.

Trees

6.16. The Site is not located within a Conservation Area and there are no Tree Preservation Orders affecting the site. The site contains a number of existing trees and areas of vegetation, which will be retained. The proposed stable block will be sited on an existing area of hardstanding and has been designed to retain the established vegetation, thereby minimising any impacts on existing landscape and ecological features. Accordingly, the proposal is considered to accord with the objectives of Policy EN8 of the Amber Valley Local Plan.

Layout, Scale and Design

6.17. Policy EN15, Quality and Design of Development, is of relevance to this proposal. The policy seeks to ensure that development responds positively to its surroundings, is appropriate in terms of scale and appearance, and protects the character of the area.

6.18. The proposed development has been designed having regard to the rural character of the site and its countryside setting. The stable block will be modest in scale and positioned adjacent to the existing garage associated with the site, on an area of hardstanding. Its siting and scale ensure that the proposal remains proportionate to its setting and limits the extent of built form within the site. The proposed materials are considered appropriate for the nature and intended use of the building, reflecting those commonly associated with stable and equestrian development.

6.19. Existing trees and vegetation around the site boundaries have been retained and will continue to provide a natural landscaped setting for the development. These established features assist in assimilating the stable block into the surrounding landscape, reducing its visual prominence and helping to maintain the rural character of the locality. Accordingly, the proposal accords with the objectives of Policy SS9 of the Amber Valley Local Plan and Policy NPP3 of the South Wingfield Neighbourhood Plan.

6.20. Overall, the proposal is considered to represent an appropriately scaled and designed form of development which respects the character of the site and surrounding countryside and accords with the objectives of Policy EN15 of the Amber Valley Local Plan.

Residential Amenity

6.21. Policy EN10, Pollution, seeks to ensure that development is appropriate for its location and does not give rise to unacceptable impacts on health, living conditions, the natural environment or general amenity. The policy requires development to be capable of integrating effectively with surrounding uses and to avoid increased levels of noise, nuisance, artificial light or other forms of pollution.

6.22. The proposed development comprises a modest stable block and ancillary tack/feed store associated with the keeping of horses at the site. The proposal is limited in scale and is situated within a rural setting where equestrian activities are an established and appropriate form of land use.

6.23. The development is not anticipated to generate unacceptable levels of noise, disturbance, odour, artificial light or other forms of pollution. Furthermore, the proposal will be located a sufficient distance from neighbouring residential properties such that it will not result in any material harm to residential amenity. The development is also not expected to adversely affect air, soil or water quality.

6.24. Accordingly, the proposal is considered capable of integrating successfully with surrounding use and is consistent with the objectives of Policy EN10 of the Amber Valley Local Plan.

7. Conclusion

7.1. This Planning Statement has been prepared on behalf of Mr William Huckle in support of a part retrospective planning application for the erection of a stable block comprising three stables and an ancillary tack/feed store at Brook Barn, Moorwood Moor, Alfreton.

7.2. The purpose of this Planning Statement is to assess the proposed development against the relevant provisions of the Development Plan and other material considerations, and to demonstrate that the proposal represents an appropriate form of equestrian development within the countryside.

7.3. As set out throughout this Statement, the proposed stable block is modest in scale, proportionate to the needs of the site and closely related to the existing use of the land. The proposal has been designed with due regard to the character of the surrounding countryside and will not result in any unacceptable impacts on landscape character, biodiversity, residential amenity or the wider environment.

7.4. The development is considered to accord with the relevant policies of the Amber Valley Borough Local Plan, the South Wingfield Neighbourhood Plan and the National Planning Policy Framework. Accordingly, there are no material planning considerations that indicate planning permission should be withheld and it is respectfully requested that planning permission is granted.

Marrons

Certified B Corporation

Think before you print