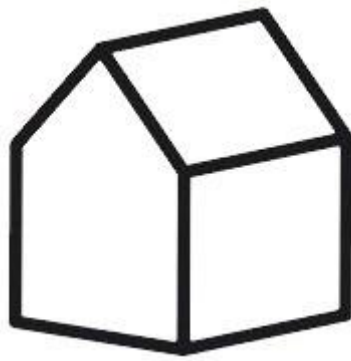




Building Drawings

CLOCK TOWER CRESCENT
Planning Statement

Construction of New 3-bay Stables
March 2025

In respect of

Land to rear of Hilary Cottage
Hermitage Road
Higham
KENT
ME3 7NE

Client

Mr T Searles

Job Reference

25020TS

Statement

This planning statement has been prepared in support of the proposed construction of a new three-bay stable building at Land to Rear of Hilary Cottage, Hermitage Road, Higham, Rochester, Kent. The application is submitted to Gravesham Borough Council, and this statement outlines the key elements of the proposal, assesses the potential impacts on the local area, and demonstrates how the development complies with relevant national, regional, and local planning policies.

Site Description and Context

The proposed development site is located to the rear of Hilary Cottage, off Hermitage Road, Higham, Rochester. The site is situated in a semi-rural area, surrounded by residential and agricultural land. The plot is currently underutilized and is well-suited to accommodate the proposed stables without causing harm to the local environment or character of the area.

The stables will be constructed with typical materials, including timber weatherboard cladding and a corrugated metal roof. The structure will have dimensions of 17 metres by 7 metres, providing three bays for the storage and housing of horses.

Proposal Details

The proposed development involves the construction of a three-bay stable building, which will:

- Be of a traditional design, with timber weatherboard cladding to ensure the building blends with the rural character of the area.
- Feature a corrugated metal roof, which is a practical and cost-effective solution commonly used for stables.
- Have a footprint of 17 metres by 7 metres, providing ample space for the stabling of horses and associated equipment.
- Be located at the rear of Hilary Cottage, ensuring that it will not disrupt the existing residential character of the surrounding area.

The stables will be used for the private and non-commercial housing of horses, and the proposal does not include any retail, public or commercial operations.

There is an existing storage outbuilding on site which will be removed as part of the proposal.

Planning Policy Considerations

The proposal must be assessed in light of relevant national, regional, and local planning policies. These include:

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England. The key policies relevant to this application include:

- Paragraph 79: This paragraph encourages the development of rural areas where it can be demonstrated that the proposal will support a sustainable rural economy. The provision of stables for personal use can support the health and well-being of the owner, consistent with the objectives of sustainability in rural areas.
- Paragraph 84: Encourages sustainable rural development where there is a need for agricultural or equestrian uses. The stables will contribute to the local economy by supporting the equestrian sector and improving the use of land for recreational purposes.
- Paragraph 130: Stipulates that developments should add to the overall quality of the area, not just in terms of design, but also with regard to the character and appearance of the surroundings. The proposed timber cladding and traditional design of the building will respect the rural character of the area and blend in with the existing development.

Gravesham Local Plan Core Strategy (2014)

The Gravesham Local Plan Core Strategy sets out the strategic planning policies for the Borough. Key policies relevant to this application include:

- Policy CS01 - Sustainable Development: This policy seeks to ensure that all development in the Borough contributes to the creation of a sustainable and healthy environment. The proposed stables are in keeping with the semi-rural nature of the area and will not detract from the sustainability of the locality. The building will provide a use that is appropriate to its rural location.
- Policy CS10 - Development in Rural Areas: This policy supports development in rural areas where it is appropriate to the location and will not result in harm to the character and appearance of the countryside. The stables will be located discreetly to the rear of Hilary Cottage, minimizing their visual impact and preserving the rural landscape.
- Policy CS11 - Design and Development Principles: This policy requires development to be of high quality, taking into account its context and setting. The proposed stables will be designed using materials that complement the rural setting, such as timber weatherboarding, and will have a low, unobtrusive profile that will blend with the surrounding environment.

Gravesham Local Plan (2019)

The Gravesham Local Plan (2019) provides more detailed development management policies. Relevant policies include:

- Policy DM1 - General Principles for Development: This policy outlines the need for new developments to respect local character, visual amenity, and biodiversity. The proposed stables will be designed to be in keeping with the rural character of the area, using materials that will ensure the building blends in with its surroundings. The stables will not cause harm to the local area, and their location at the rear of the site will ensure they are discreet.
- Policy DM21 - Equestrian Development: This policy supports the provision of facilities for equestrian activities, provided they do not adversely affect the character of the countryside, residential amenity, or the surrounding environment. The proposed stables will be used for private purposes and will not involve any commercial activity, minimizing any potential impact on the local community.

Justification for the Proposal

1. Rural Character: The stables will be constructed in a location that is consistent with the rural character of the area. The proposed design uses timber weatherboarding and a corrugated metal roof, which are traditional materials commonly found in agricultural and equestrian buildings in rural settings. The structure will be of a low profile and will not result in any significant visual intrusion.
2. No Harm to Residential Amenity: The stables will be located well away from neighbouring residential properties, ensuring that there will be no adverse impact on residential amenity in terms of noise, odour, or visual intrusion. The building is sited to the rear of Hilary Cottage, which ensures it will not interfere with the living conditions of nearby residents.
3. Sustainable Development: The provision of the stables will support the sustainable use of the land for equestrian purposes, which can be part of a sustainable rural lifestyle. The proposal complies with national and local policies encouraging the development of rural areas where it is appropriate and sustainable.
4. Support for the Equestrian Sector: The stables will support the owner's recreational activities and contribute to the well-being of those involved in equestrian pursuits. This aligns with the objectives set out in the NPPF and Gravesham's local policies supporting sustainable rural development.
5. Minimal Environmental Impact: The proposal will not lead to any significant environmental harm. The site is well-suited to the proposed development, and the design of the building will ensure it blends seamlessly into the existing landscape.

Conclusion

The proposed construction of a new three-bay stable building at Land Rear of Hilary Cottage, Hermitage Road, Higham, Rochester, Kent, is fully in line with national, regional, and local planning policies. The proposal will enhance the rural character of the area, provide a sustainable use of land, and support the equestrian sector in a way that respects the environment and does not detract from the quality of life of nearby residents.

For these reasons, we respectfully request that Gravesham Borough Council grants planning permission for this development.