

Erection of stables, tack room and barn

Land West of Courtlands
Gravesend

Supporting Statement



Mr B Pawar

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1 Introduction

- 1.1 This Supporting Statement has been prepared by Gill Sterling ("GS") on behalf of Mr B Pawar ("The Applicant").
- 1.2 Its purpose is to assist Officers at Gravesham Borough Council ["GBC"] in their consideration of the accompanying planning application relating to the development.

2 Site and Proposal

- 2.1 The site is a rectangular shaped field measuring approximately 2.2 acres. It is situated to the west of Courtlands and to the south of Gravesend Road. It is within the Green Belt.
- 2.2 The proposal is to erect a linear stable building and tack room and a detached barn to form an L shape development with a courtyard. All buildings are proposed to be single storey with low pitched roofs. It would contain 4 stalls and a tack room. The external walls would be constructed with brick and horizontal timber cladding and the roofs finished with slate tiles.
- 2.3 The stale waste/manure removed from the buildings will be moved onto a trailer that will be taken off site once a week for disposal.
- 2.4 An application was permitted under reference 20160216 for a new vehicular access and this has been implemented.

3 Relevant Policies & Determining Issues

- 3.1 With regard to the principle of the development, consideration must be given to national and local policy for development in the Green Belt. Paragraph 143 of the National Planning Policy Framework (NPPF) states: *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."*
- 3.2 Paragraph 145 of the NPPF states that LPAs should regard the erection of new buildings within the Green Belt as inappropriate development but then goes on to list specific exceptions to this. One of which is the provision of appropriate facilities for outdoor recreation providing they would preserve the openness of the Green Belt and not conflict with the purposes of including land within it.
- 3.3 Paragraph 146 of the NPPF goes on to address other types of development and provides a further list of exceptions which would not be considered inappropriate development in the Green Belt providing they "preserve its openness and do not conflict with the purposes of including land within it". One such exception is a material changes in the use of land such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds.

- 3.4 Paragraph 145 of the NPPF would be applied to the proposed new buildings and Paragraph 146 of the NPPF would be applied to the proposed change of use of the land from agricultural to equestrian.
- 3.5 In terms of the change of use of the land, the proposed use being for the keeping of horses is entirely recreational and with the exception of the new buildings (to be considered under Paragraph 145), the land would remain entirely open.
- 3.6 The proposed stable and barn buildings are modest buildings in terms of sizes and appropriate to their proposed use. They would be used for outdoor recreational purposes which is an appropriate development within the Green Belt. Given their modest size, typical stable form/design and low height, they would not erode the openness of the Green Belt.
- 3.7 The purposes of including land within the Green Belt are:
- To check the unrestricted sprawl of large built up areas;
 - To prevent neighbouring towns from 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.
- 3.8 In this case, the stables would not result in urban sprawl or result in towns merging into another and would not harm the setting of any historic town. The proposed siting of the buildings is close to the existing built environment to the south of the site. Concerning countryside encroachment, stables are typically located within the countryside. The small scale and typical form that the stables would take are such that they would not encroach into the countryside but would, instead, be normal features within it. Considering the above, the principle of the development is considered to be acceptable.
- 3.9 The proposals are modest in terms of scale and would provide accommodation for 4 horses. The horses will be kept by the applicant for his own enjoyment and it is not proposed to run a commercial livery from this site. As such the activity associated with this proposal would not detract from the residential amenity of the neighbouring residential properties.
- 3.10 It is acknowledged that for grazing land, a minimum of 1 acre per horse is recommended. However this proposal seeks to change the use of the land to equestrian and therefore the keeping of horses rather than just grazing. As such the applicants would be permitted to provide other types of feed on site and additionally the applicant would rotate the horses among other fields he owns.
- 3.11 The proposal would not result in the irreversible loss of the best or most versatile agricultural land and would not result in the fragmentation of an agricultural holding.

4 Conclusions

- 4.1 The site is not the subject of a specific ecological designation such as a SSSI or SNCI. Given the existing use of the site, the proposed development will not impact adversely upon the biodiversity interests of the site.
- 4.2 The development complies with the Council's adopted policy regarding equestrian development and with Green Belt policy contained within the NPPF. There would be no material harm to the functioning or openness of the Green Belt. Accordingly, we respectfully request the Council grant planning permission.