

## North Northamptonshire Area Planning (Kettering) Committee 29/07/2021

<b>Application Reference</b>	<b>KET/2020/0610</b>
<b>Case Officer</b>	<b>Mark Coleman</b>
<b>Location</b>	<b>Loddington Coppice, Harrington Road, Loddington</b>
<b>Development</b>	<b>Full Planning Permission: Redevelopment of farmyard to horse rehabilitation centre and livery. Erection of temporary dwelling</b>
<b>Applicant</b>	<b>Miss S Tibbetts</b>
<b>Agent</b>	<b>Mr J Weekes Aitchison Raffety</b>
<b>Ward</b>	<b>Slade</b>
<b>Overall Expiry Date</b>	<b>16/11/2020</b>
<b>Agreed Extension of Time</b>	<b>30/07/2021</b>

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

### **Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are unresolved, material objections raised by Loddington Parish Council.

#### **1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions.

#### **2. The Proposal**

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- 2.1 Full Planning Permission: Redevelopment of farmyard to horse rehabilitation centre and livery. Erection of temporary dwelling
- 2.2 Planning permission is sought for use of the land from farmyard to horse rehabilitation centre and livery and erection of a temporary dwelling. All structures are single storey in height; an existing timber pole barn is oversized which is to be

refurbished and re-purposed as part of the wider proposed use. The existing access track and access connection with the highway will be widened where specified and upgraded as part of the proposed development to facilitate the proposed use.

### **3. Site Description**

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- 3.1 The site is located approximately 2km west of Loddington village within open countryside. A long private dirt track (with chippings in parts) leads from Harrington Road (unclassified road) to the site through an area designated as a Northamptonshire Wildlife Trust Potential Wildlife Site which falls within blue line land (land under common ownership). A pond is present within close proximity of the access track which falls within land under common ownership. Approximately 50% of the application site is grassland within part of a wider area of pasture land which falls within common ownership (identified by a blue line).
- 3.2 Within the site are a number of small, dilapidated timber buildings, a timber pole barn, and old prefabricated building and a row of stables indicating the former use of the site which previously formed part of a larger agricultural unit which has since been severed and remains to the south approximately 150 metres away.
- 3.3 The site itself is enclosed to the south and west by an established tree/hedge line which is only punctuated to the south by a historic access to the adjacent farm buildings. The northern and eastern boundaries remain open to pasture which forms part of the wider holding; part of the wider holding is enclosed by tree / hedge line which separates the land from Harrington Road. Centrally located on the adjacent land within common ownership is an intervening tree belt, and pond (previously referred to).

### **4. Relevant Planning History**

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- 4.1 KET/2018/0817 - change of use of agricultural building to 1 no. dwelling including associated building operations (under Class Q(b) only) (REFUSED, 23.11.2018; APPEAL DISMISSED 04.07.2019)
- KET/2017/0179 - Conversion of agricultural building to 1 no. dwelling house (under Class Q(b) only) (REFUSED 21.04.2017; APPEAL DISMISSED 08.11.2017)
- KET/2016/0691 - Conversion of agricultural building to 1 no. dwelling house (under Class Q (a) only) (APPROVED 14.11.2016)
- KET/2016/0447 – Notification for prior approval - Conversion of agricultural building to 1 no. dwelling house (under Class Q (a) only) (PRIOR APPROVAL REQUIRED AND GRANTED – 20.10.2016)

### **5. Consultation Responses**

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A full copy of all comments received can be found on the Council's website at:  
<https://www.kettering.gov.uk/planningApplication/search>

### 5.1 Loddington Parish Council

Comment of objection received on 13<sup>th</sup> October 2021 reporting serious concerns with regards to the safety of the proposed access for this application which is situated after a blind bend in the road, restricting the view of those exiting site and hiding the gateway from traffic travelling in the direction of Loddington Road. The road itself is narrow, making manoeuvring large equestrian vehicles and trailers into and out of this access difficult. Siting the gates 7m in from the road is not an adequate amount of space to get a vehicle and trailer or horse lorry off the highway whilst they seek access to site. The location and situation of the gateway combined with the type of vehicles and increased movements both from the proposed business and the dwelling lead us to believe that this is not a suitable access for this proposal and is dangerous.

Loddington Parish council have concerns as the ecology report sites the presence of great crested newts in the ponds on site and are concerned that the creation of this driveway will compromise the habitat of this endangered species. Also the daily use of the driveway may impact the suitability of the habitat going forwards. Loddington Parish Council also notes that the application states there is no drainage on site at present. We would like this to be specified to ensure preservation and protection of water course and surrounding environment and ensure that the Great Crested Newt's environment is not compromised by any drainage proposal.

Following re-consultation further comment of objection was received on 22<sup>nd</sup> January 2021. The comments raise concerns in relation to the Great Crested Newt habitat, with respect of the driveway through the habitat and resultant traffic associated with the proposed use and water discharge into ponds. Drainage must be scrutinised to protect the Great Crested Newt Colony; concern remains regarding safety of the vehicular access due to limited visibility splays close to a bend on the road; concern is raised regarding siting of bins at the access gate as refuse vehicles would be forced to reverse out which would endanger highway safety; the Parish Council seek drainage details to be conditioned and address matters of ecological nature of the site.

Further comment was received on 13<sup>th</sup> April 2021. The comment states '*In the event that the proposed scheme is approved, Loddington Parish Council would request that the continued maintenance of the hedgerow along Harrington Road, adjacent to the proposed access to Loddington Coppice, is made a condition of any approval, ensuring that maximum visibility is preserved at all times.*'

### 5.2 Neighbours / Responses to Publicity

No comments received.

### 5.3 Local Highway Authority (LHA)

Comment received on 25<sup>th</sup> September 2020 stating that the application cannot be accepted for the following reasons:

- The LHA discourage the use of a shared access between residential and commercial uses; as the dwelling is temporary the LPA are to take a view;
- Access needs to measure 6m for the first 10m from the highway if it is to be used by agricultural/farm vehicles;

- Visibility splays measure 2.4m x 215m shown on the plan should be kept permanently free from obstruction above 0.9m;
- The access gates should be set back 15m from the highway boundary (not 7.3m) and open inwards;
- The access should be tarmac surfaced for the first 10m from the highway;
- A means of drainage across the back of the highway should drain within the site, so that no surface water run-off enters the highway;
- The proposed dwelling and commercial development exceeds a distance of 45m from the highway and should be referred to building inspector for approval. Northamptonshire Fire and Rescue require accesses of this length to measure 3.7m wide and capable of withstanding a 15 ton axle loading together with the necessary turning space for a fire appliance.
- The LPA are advised to take a view regarding servicing of the site for refuse/recycling. Gradient restrictions also apply.
- No private trees are permitted within 2.5m of the highway or within visibility splays unless narrow trunk variety.
- The temporary 3 bed dwelling has 2 parking spaces; the LPA is to take a view regarding whether a visitor space and cycle parking space to the required standards;
- Parking bay dimensions should meet those set out in the Northamptonshire Parking Standards (September 2016);
- The level of parking appears satisfactory, although the LPA are required to clarify the use class to ascertain the parking level requirements in line with the Northamptonshire Parking Standards (September 2016);
- If LGV/HGV parking relevant to the proposal they should meet prescribed standards for parking and un/loading bays (3.5m x 7.5m; 3.5m x 16m accordingly).

Following submission of amended plans the following comment was received from the Highway Authority on 27<sup>th</sup> October 2020. The LHA's comments as regards access and parking (sent in our prior response to the LPA – 25/09/2020) remain broadly the same with amendments based on the revised documents and cannot accept the application as additional information is required. Additional comment states (4) 'The access meets the public highway at 90 degrees for approximately 10m; (5) It is noted from the DAS and Visibility Splay, Access & Gate Plan (PL111-1), that the gates are proposed to be set back just over 7m from the public highway to allow vehicles to wait off the carriageway whilst opening/closing the gates. For agricultural/non-residential purposes, the gates require a set-back of 15m from the highway boundary. As a minimum, the set-back should comfortably be able to accommodate the largest vehicle likely to use the access such that it is doesn't obstruct the public highway whilst waiting. The gates are shown to open inward/away from the highway as is required; (7) For a minimum of the first 10m from the highway boundary, the gradient of the access should not be in excess of 1 in 15.

Following submission of amended plans a comment of no objection was received from the Highway Authority on 14<sup>th</sup> December 2021, subject to the following conditions:

Conditions: The LPA to take a view on the sharing of the access for residential and commercial purposes and the level of parking and vehicle manoeuvring provision within the site; that the passing place proposed on plan PL108C is sufficient; a construction management plan shall be submitted and approved by the Local Planning Authority.

5.4 Kettering Borough Council – Environmental Protection

Comment of no objection received on 21<sup>st</sup> October 2020, subject to planning condition XCL4. This planning condition states:

*In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.*

*REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.*

Following re-consultation, a further comment of no comment was received on 18<sup>th</sup> December 2020.

5.5 Kettering Borough Council, Environmental Care – Drainage

Comment received on 3<sup>rd</sup> and 12<sup>th</sup> February 2021 raising no objection subject to evidence that drainage flows will be stored due to an increase in surface water run-off and adequate foul and surface water drainage being installed and maintained.

5.6 Northamptonshire County Council - Biodiversity

Comment received on 25<sup>th</sup> January 2021 and 2<sup>nd</sup> February 2021 raising no objections subject to drainage being controlled by way of planning condition, ensuring that surface water is not discharging into existing ponds (a new pond would enhance biodiversity opportunities). In addition, comment states that there is unlikely to be concerns over the proposed access track, subject to the surfacing just being upgraded with gravel where required (which would not be a barrier to newts). The application establishes that a Great Crested Newt population has not been carried out which will require license. A BS4 2020 condition is therefore recommended which requires either a Natural England licence authorising the specified development/activity or; written confirmation that the site has been registered with the great crested newt low impact class license scheme or provision of a written statement from a suitably qualified ecologist that they do not consider the specified development/activity does not require a licence. T12 will require soft felling in sections and lowered under ecological supervision and retained on site for biodiversity benefits (unless a biosecurity risk) and secured by planning condition. Artificial lighting conditions will require conditioning for the benefit of foraging/commuting bats, together with a requirement for a suite of nest boxes and other enhancements (e.g. wood piles, hibernacula, etc).

Following receipt of a 'Great Crested Newts Presence/Likely Absence Survey' informal consultation confirmed the same recommended conditions be applied.

- 5.7 Kettering Borough Council – Environmental Care  
No comments received.

## **6. Relevant Planning Policies and Considerations**

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- 6.1 Statutory Duty  
Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.2 National Policy  
National Planning Policy Framework (NPPF) (2019)  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG) (2019)
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)  
Policy 3 : Landscape Character  
Policy 4 : Biodiversity and Geodiversity  
Policy 5 : Water Environment, Resources and Flood risk Management  
Policy 8 : North Northamptonshire Place Shaping Principles  
Policy 9 : Sustainable Buildings  
Policy 11 : The Network or Urban and Rural Areas  
Policy 13 : Rural Exceptions  
Policy 19 : The Delivery of Green Infrastructure  
Policy 25 : Rural Economic Development and Diversification  
Policy 29: Distribution of New Homes
- 6.4 Local Plan for Kettering Borough (1995)  
Policy 7 : Environment – Protection of Open Countryside  
Policy 49: Housing – Temporary Dwellings  
Policy RA5 : Rural Area: Housing Within Open Countryside  
Policy RA14 : Rural Areas – Re-use and Conversion of Rural Buildings
- 6.6 Emerging Site Specific Part 2 Local Plan  
RS4: Development in Open Countryside

## **7. Evaluation**

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The key issues for consideration are:

- Principle of development
- Impact on parking and highway safety Impact
- Biodiversity Impact
- Visual impact
- Impact on neighbouring amenity
- Drainage and flood risk
- Sustainable Buildings

## 7.1 Principle of Development

- 7.1.1 The proposal seeks planning permission for a change of use to establish a new rural business with associated dwelling within open countryside which will be linked by need to the proposed business. At the heart of the NPPF is a presumption in favour of sustainable development as set out in Section 2, paragraph 10 (NPPF), based around three overarching objectives (economic, social and environmental). Section 12, paragraph 124 (NPPF) states that *'good design is a key aspect of sustainable development'*.
- 7.1.2 Section 5 of the National Planning Policy Framework also gives some support to isolated homes in the countryside where (a) there is an essential need for a rural worker...to live permanently at or near their place of work in the countryside. Section 6 of the National Planning Policy Framework also seeks for planning decisions to enable the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings; and the development and diversification of agricultural and other land-based rural businesses.
- 7.1.3 However, saved Policy 7 of the Local Plan for Kettering Borough restricts new development in the open countryside, unless in accordance with other policies included within the Local Plan (or North Northamptonshire Joint Core Strategy where relevant policies have not been saved).
- 7.1.4 With respect of the proposed dwelling, saved Policy RA5 of the Local Plan for Kettering Borough resists new residential development in open countryside unless exceptions apply. One of the exceptions makes a requirement for the dwelling to be essential for the purposes of agriculture or forestry and that the building does not exceed a specific floor area and is sympathetic in design, materials and siting. In this instance, the proposal meets the latter two sub-criteria as discussed throughout this report, but the 'purpose' test is not met, despite the proposed use being a rural enterprise. Similar provisions are made within saved Policy 48 for temporary dwellings, which for similar reasons is given little weight within the decision making process. Notwithstanding this, Section 5 of the National Planning Policy Framework adopts a broader approach to housing within open countryside, which the more recent Policy 13 of the North Northamptonshire Joint Core Strategy echoes (as discussed below). The requirements of policy RA5 is therefore given limited weight due to its limited compliance with national policy and the more recent Part 1 Development Plan policy due to its over-restrictive approach.
- 7.1.5 Saved Policy RA14 more broadly focuses on encouraging the re-use of existing buildings for alternative uses subject to detailed criteria being met. In this instance, the proposal seeks to remove all existing buildings within the site except for a single pole barn which is in fair condition and capable of being repaired and re-purposed as part of the wider proposed horse rehabilitation centre and livery use, and generally accords with the criteria set out within this policy. Whilst it is desirable in principle to retain the other existing buildings, it is accepted that they are either have little design merit, are incapable of re-use or are not worthy of retention owing to their condition or appearance.

- 7.1.6 As highlighted above, although there is a degree of conflict with saved Policy RA5 of the Local Plan for Kettering with respect of the proposed dwelling, the more recent Policy 13(2)(b) of the North Northamptonshire Joint Core Strategy which also restricts new development in the open countryside which is located away from established settlements, adopts a broader approach to exceptions and gives support to dwellings for rural workers at or near their place of work in the countryside, provided that (i) the dwelling is required to enable someone who is in full time employment in agricultural, forestry or similar rural businesses to meet the essential a need of the enterprise concerned; and (ii) it can be demonstrated the functional, financial and viability tests in paragraph 5.4.1 have been met. This policy is more aligned with Section 5 of the National Planning Policy Framework and Emerging Policy RS4 of the Site Specific Part 2 Local Plan which also gives support to development in open countryside where it meets the requirements of Policies 13, 25 or 26 of the North Northamptonshire Joint Core Strategy or national policy.
- 7.1.7 The functional, financial and viability tests set out in Policy 13 of the North Northamptonshire Joint Core Strategy require the need for (a) a clear established functional need for the development, demonstrating that this cannot be fulfilled by another existing dwelling or accommodation in the areas suitable for occupation by the workers concerned; (b) that the rural enterprise concerned has been established for at least three years, has been profitable for at least one year and is currently financially sound with a clear prospect of remaining so; (c) and the size and scale of the proposed dwelling is commensurate with the established functional requirements.
- 7.1.8 In this instance, it is most appropriate to locate the proposed use within open countryside given that it is clearly a rural business. With respect of criterion (a) there is a clear functional need between the dwelling and the horse rehabilitation centre element of the proposed use, as the horses will be subject to veterinary procedures on-site which will require post-operative care and rehabilitation.
- 7.1.9 Given the medical needs and condition of animals on site, the nature of the activity on site provides a genuine and valid reason for requiring a dwelling near to the proposed use. The applicant has set out within the planning application that the existing farmhouse which is nearby has been severed from the site and is now under separate occupation and no longer available as nearby alternative existing accommodation which could otherwise be utilised.
- 7.1.10 The proposed livery use however does not demonstrate a functional need although it is clear that this forms a part of the wider business plan (but is not the dominant element and would not justify a dwelling on its own right), with the business being made available to farriers on a small scale ad-hoc basis of less than 10 persons.
- 7.1.11 With respect of criterion (b) the application is being made for the dwelling and horse rehabilitation centre and livery use simultaneously. As the use is not already established, the proposal fails to demonstrate compliance with criterion (b), however, it is accepted that due to the nature of the proposed horse rehabilitation centre use it cannot be established in absence of a dwelling on site and should be given a degree of weight in considering the planning balance in respect of compliance with this policy.

- 7.1.12 It is noted that the proposal is not seeking a permanent planning permission for the proposed dwelling, but a temporary permission, which could provide time in which the business can become established and viability re-assessed based on actual data. Although it relates to the provision of temporary dwellings, saved Policy 49 of the Local Plan for Kettering Borough is not considered relevant in this instance, as none of the exceptions criteria apply. However, as highlighted by relevant policy, a dwellinghouse within this remote location is only justified on the grounds of a linked need to the business. In this instance, the use of a temporary consent cannot split the permission to apply only to the dwelling and the test of 'reasonableness' would not be met if applied to the remainder of the proposal, i.e. the proposed use. Equally, a personal permission is not considered 'reasonable' either as an alternative occupier running the same business would not give rise to additional impact. As a result, in order to prevent the establishment of an independent dwelling within open countryside and make the development acceptable, subject to financial viability of the proposed business (discussed below) the most appropriate mechanism is to apply a planning condition requiring the proposed dwelling to be ancillary to the 'horse rehabilitation centre' use, ensuring that the dwelling is removed from the site in the event that the use ceases. This condition is specific to the 'horse rehabilitation centre' use and not the livery, which is not considered to necessitate a dwelling on its own. In terms of location of the proposed dwelling, Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that development in open countryside will be resisted unless proposals involve rural diversification will be supported where they accord with Policy 25 of the North Northamptonshire Joint Core Strategy or support is given through the Part 2 Local Plans.
- 7.1.13 To support the application, a business plan has been submitted with financial data covering a 3 year period which broadly demonstrates viability, subject to a number of assumptions set out within which have not been tested. The above observations are generally in line with guidance set out within Paragraph: 010 Reference ID: 67-010-20190722 of the National Planning Policy Guidance, although the aforementioned does not provide detail on the level of scrutiny which should be applied to viability data. However, taken at face value with respect of how the venture is to be financed, the proposed business is viable and given the level of investment required to establish this new business, it is in the applicant's interest to ensure that the information provided is accurate. As a result, limited weight is attached to failure to comply with criterion (b) paragraph 5.4.1 (supporting text to Policy 13 of the North Northamptonshire Joint Core Strategy).
- 7.1.14 With respect of criterion (c) a single storey 3 bedroom unit, with bathroom and separate toilet and kitchen/lounge/dining room is proposed with a footprint of 95.5m<sup>2</sup> (1028 ft<sup>2</sup>). with one of the bedrooms doubling up as an office within the dwelling. The proposed floor space is modest and accords with criterion (c), and taking into account the aforementioned Development Plan policy support, the proposal also accords with Saved Policy 7 of the Local Plan for Kettering Borough.
- 7.1.15 Within the application, the applicant highlights the fact that prior approval has been granted under Part Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) for change of use to dwellinghouse from agricultural building, however this does not carry significant weight in this instance, as the proposed dwelling in this instance is a new build, and

does not seek to re-use the same agricultural building. Notwithstanding this, the policy support already referred to weighs in its favour and means the irrelevance of this planning decision is not fatal to the overall recommendation.

- 7.1.16 The site is located within open countryside on land which the applicant states was previously used in the past for the keeping of horses owing to the presence of the stable buildings and pole barn within, although the application also indicates wider agricultural use linked to the former farmhouse located south of the site which has since been severed. Aerial photographs submitted with the application (and available independently) provide verification of the former use.
- 7.1.17 In terms of the proposed horse rehabilitation centre and livery use, Policy 25 of the North Northamptonshire Joint Core Strategy supports sustainable opportunities to develop and diversify the rural economy that are of an appropriate scale for their location and respect the environmental quality and character of the rural area. In particular, encouragement is given to: (1)(a) the development and diversification of agricultural and other land based businesses....and; (2)...where proposals involve the re-use of rural buildings, a mix of uses will be supported including small scale business and live/work units.
- 7.1.18 Although, the submission indicates that the proposal will only generate the need for one full-time employment post, which will be the operator of the proposed business, it is acknowledged that additional employment may be generated as the business becomes more established over time. The proposal will also enhance the availability of specialist services locally and strengthen the local rural economy.
- 7.1.19 As already discussed, the proposal will seek to replace the majority of existing buildings due to their design and condition. The replacement buildings will however, be subservient in scale, largely clustered together around a traditional farm/stable yard area, whilst the existing pole barn will be repaired and re-used. The provision of a small dwelling on site will enable the operator of the business to live on site based on a need to be close to the horses being re-habilitated on-site and to enhance security of the site, and whilst not technically a live/work units, follows the spirit of Policy 25 by enabling a new rural business to become established which will serve the local and wider area.
- 7.1.20 In conclusion, there is evidence that the site already has a history of equestrian use although its current status is unconfirmed and only limited weight is attached to this. Notwithstanding this, there is policy support for the proposed use in this isolated location as the most appropriate place for a new rural enterprise which will strengthen the rural economy. Whilst there is some conflict with Policy 13 of the North Northamptonshire Joint Core Strategy due to failure to demonstrate viability of the business over a 3 year period in order to justify the proposed dwelling, it is acknowledged that this is not possible to demonstrate due to specialist nature of the proposed horse rehabilitation centre use which is required simultaneously. Despite this, sufficient information has been provided to demonstrate viability of the proposed business and the combined proposal accords with Sections 5 and 6 of the National Planning Policy Framework in light of submitted business plan. Other aspects of the proposal generally accord with Saved Policies 7 and RA14 (where relevant), Policy 25 of the North Northamptonshire Joint Core Strategy and Emerging Policy RS4 of the Site Specific Plan Part 2 Local Plan, the latter of which

now attracts significant weight due to its position within the plan making process. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria and planning condition securing the proposed dwelling ancillary to the 'horse rehabilitation centre' use and the removal of permitted development rights which would otherwise allow for uncontrolled alterations/enlargement of buildings on site and or a change of use of the dwelling to a House in Multiple Occupation.

## **7.2 Impact on Parking and Highway Safety**

- 7.2.1 Section 9, paragraph 108(b) (NPPF) states that when considering applications for development, it should be ensured that *'safe and suitable access to the site can be achieved for all users'*.
- 7.2.2 Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.
- 7.2.3 In response to consultation comments received from Loddington Parish Council and the Local Highways Authority, the applicant has submitted a number of amendments to seek to overcome concerns raised which have gone through an iterative consultation process. These include the provision of a passing place on the bend of the access track; widened access; demonstrated visibility splays; clarification on gradient and surfacing and gate design. Final comments received from the Local Highway Authority raise no objection subject to planning conditions securing details as referred to in paragraph 5.3 (securing a passing place of adequate size and submission of a construction management plan, visibility splays, gradient, gate set back, access width, surfacing, etc) leaving other matters to be considered by the Local Planning Authority.
- 7.2.4 With respect of these matters, the proposal relies on a single point of access to be shared by both commercial and residential, this is considered acceptable, given the commercial business is unlikely to generate vehicle movements from one employee and resident (the applicant) with a limited level of vehicle movements associated with users of the business which will be controlled by the number of horses that the business can accommodate; as a result, the opportunity for conflict is limited. In addition, the increased access width, set-back distances from the highway and provision of a passing place along the length of the access also provide mitigation to an acceptable level.
- 7.2.5 The actual quantum of parking associated with the temporary dwelling is sufficient and accords with the Northamptonshire Parking Standards (Sept 2016). With respect of the commercial area of the site, the most recent proposed site plan (PL100C received on 27.11.2020) demarcates space for a horse box and fire engine together with turning space and additional unmarked vehicular parking/hardstanding which is considered sufficient. In further discussion with the Highways Authority, it is considered that the proposed passing place could be enlarged in size given the type / size of vehicles which may need to access the site and will be secured by condition so that it is provided prior to commencement of the use.

- 7.2.6 There remains an objection from Loddington Parish Council with respect of highway safety in connection with the position of the main access to the site where it adjoins Harrington Road close to a bend. To overcome this, the Parish Council has indicated that a planning condition which would require the hedgerow at the point of the access to be cut back and maintained to enhance visibility splays would be acceptable, however, it appears the relevant land falls outside of the site and such a condition would therefore be unreasonable and unenforceable (*ultra vires*).
- 7.2.7 Consideration is given to Paragraph 109, Section 9 of the National Planning Policy Framework which states that *'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network were severe'*. It is noted that the local Highways Authority do not object to the proposal on this basis, and significant weight is attached to their expert opinion together with the historic use of the site which itself would have attracted vehicle movements for potentially similar types of vehicles through a more sub-standard access. Together with the fact that the number of vehicle movements are likely to be limited due to observations already discussed, it is considered that whilst there remains outstanding objection on highway grounds to the proposal, the harm is not considered to be so significant that it would warrant refusal and the proposal is acceptable with respect of this material consideration subject to conditional matters and in accordance with the relevant parts of Section 9 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

### 7.3 **Impact on Biodiversity**

- 7.3.1 Section 15 (NPPF) places an emphasis on ensuring that planning decisions contribute to and enhance the natural local environment including protecting the natural environment, including biodiversity.
- 7.3.2 Policy 4 of the North Northamptonshire Joint Core Strategy seeks for development to deliver a net gain in biodiversity and protect and enhance features of geological interest. Where appropriate, Policy 19 of the North Northamptonshire Joint Core Strategy focuses on development providing or contributing to alternative green infrastructure, maintaining and enhancing the special mixed urban and rural character of the area.
- 7.3.3. Land adjacent the site under common ownership has been assessed as a habitat for Great Crested Newts which populate a nearby water body. Part of the site which the access track passes through and adjacent land is also designated as a National Wildlife Trust - Potential Wildlife Site and therefore has significant biodiversity potential. This is recognised through comments received from the Northamptonshire County Council Biodiversity Officer and Loddington Parish Council.
- 7.3.4 Comments received from the Northamptonshire County Council Biodiversity Officer raise no objection subject to specific conditions which control drainage to protect existing water courses, surface material on internal tracks to prevent obstruction to Great Crested Newt movements, a requirement for a Natural England license to allow works (or equivalent alternative measures) and a scheme for biodiversity enhancements to be provided. The recent submission of a 'Great Crest Newts Presence/Likely Absence Survey' confirms no change to these comments and

requirement for appropriately worded planning conditions in order to safeguard these interests.

- 7.3.5 Although not expressed within the comments, Loddington Parish Council did not reiterate concerns for biodiversity in their latest comments but have sought drainage details to be secured, in order that the existing Great Crested Newt colony and habitat is not adversely affected, and that surface water is not discharged into the existing pond; it is recommended that these details are required by planning condition as previously mentioned.
- 7.3.6 A submitted 'Tree Survey, Impact Assessment and Method Statement' sets out the condition of trees within the site and those which need to be felled/removed, together with methodology.
- 7.3.7 Given that the majority of replacement buildings are centrally located, some of which are on a similar footprint to the pre-existing buildings where the presence of trees, etc is limited, their impact on bio-diversity will not be significant.
- 7.3.8 Whilst the loss of some trees (T6,T11, T16 [Goat Willow], T7, T8 [Ash Trees], T10 [Field Maple] and Mixed Scrub [G13] will result in a small loss of biodiversity, this harm can be mitigated by leaving resulting logs, etc on site as part of a wider scheme for biodiversity enhancement, already recommended to be secured by planning condition. Other trees are identified which fall outside of the site which will either be removed or protected. In all instances, tree protection measures specified within the statement makes reference to British Standards 5837 (2012) and will be carried out by arboriculturists which is satisfactory. All works are to be phased in accordance with a programme of works which also addresses issues of biosecurity. It is considered that other impacts relating to biodiversity interests will be secured by planning conditions necessary to address concerns raised by the Northamptonshire County Council Biodiversity Officer. As a result, subject to this, the proposal will have an acceptable impact on biodiversity and accords with the relevant parts of Section 15 of the National Planning Policy Framework and Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

## **7.4 Visual Impact**

- 7.4.1 Section 2 (Paragraph 10) of the NPPF places at the heart of planning a presumption in favour of sustainable development. Section 12, paragraphs 124 and 127 set out that good design is a key aspect of sustainable development. Section 15 seeks for planning decisions to contribute to protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.
- 7.4.2 Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.
- 7.4.3 Policy 3 of the North Northamptonshire Joint Core Strategy also seeks for development to be located and designed in a way that is sensitive to its landscape setting and should conserve or enhance the character and qualities of the local landscape, retain or enhance important landscape features, protect the landscape setting and contribute to maintaining the individual and distinct character, etc.

- 7.4.4 The site is located within a secluded position in open countryside surrounded by existing trees and hedgerows which screens the site from view of public realm. The existing pole barn is to be retained, renovated and re-purposed in order to facilitate the proposed use. The existing access track will be widened where it meets Harrington Road and a formal entrance will be created. Other than provision of a passing place and installation of gates, the rest of the access track will just be repaired infilling holes with loose material. The existing stable block will be removed together with a number of other dilapidated buildings. A central building complex is proposed to replace the existing stable block, arranged around a courtyard layout, with stables, client room, drug room, rehabilitation store, etc. A further small hay/feed barn is located within close proximity west of this, abutting the western boundary which is lined within trees / hedging. Southwest of this, a round pen is proposed for training. Along the northern boundary of the site, further stables and tack room are proposed with a temporary dwelling located within close proximity east of this.
- 7.4.5 The scale of all new buildings is limited to single storey, and finished in timber with shingle roofs muting their appearance within the setting in which they sit. The proposed layout seeks to group buildings, aggregating mass and minimising the effect of visual clutter across the entire site. Although a relatively small area of meadow/pasture will be re-surfaced for equine use which will formalise the appearance of the site with fence enclosures and sand/chip surface instead of grass, traditional post and rail stock fencing is proposed which retains an open agricultural appearance and is not visually harmful and the surrounding pasture will remain unaffected and left open and in its semi-natural state. For biodiversity reasons, a planning condition is recommended in section 7.3 of this report to secure gravel surface to the existing access track (where required) which provides a natural finish and is acceptable within its setting. The laying out of grazing land for a manege, canter track, sand pen, treadmill, round pen, etc will change the informal character of the area to one which is more formally laid out, but will remain compatible with the overall rural appearance of the site. Furthermore, it is noted that the existing pattern of field networks will remain unchanged, with only minor alteration at the entrance of the site to facilitate an improved vehicular access. Subject to planning conditions securing materials as proposed, works to be carried out in accordance with the tree survey, impact assessment and method statement, and standard condition relating to approved plans, the proposal will have an acceptable impact on visual amenity and accords with the relevant parts of Sections 2, 12 and 15 of the National Planning Policy Framework, and Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

## **7.5 Impact on Neighbouring Amenity**

- 7.5.1 Section 12, paragraph 127 (f) of the National Planning Policy Framework seeks for developments to create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for existing and future users.
- 7.5.2 Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

7.5.3 In this instance the nearest neighbour is located approximately 150 metres south of the site which is a farmhouse and annexe, which given the low impact nature of the proposal is considered sufficient distance away not to be significantly adversely affected by the proposal. No comments have been received from the neighbouring occupiers to indicate otherwise. As a result, the proposal is acceptable with respect of neighbouring amenity and accords with the relevant parts of Section 12 of the National Planning Policy Framework and Policy 8 of the North Northamptonshire Joint Core Strategy.

## 7.6 **Drainage and flood risk**

7.6.1 Section 14, paragraph 155 (NPPF) seeks for inappropriate development in areas at risk of flooding to be avoided by directing development away from areas at highest risk (whether existing or future).

7.6.2 Section 14, Paragraph 163 (NPPF) states that when determining any planning applications, local planning authorities ensure that flood risk is not increased elsewhere. Development should be supported by a site-specific-flood risk assessment where appropriate, and only be allowed in areas at risk of flooding where in light of an assessment that includes a sequential test and exception test, it can be that the most vulnerable forms of development are located in areas of least risk to flooding; the development is appropriately flood resistant/resilient; the proposal incorporates SUDs unless it can be demonstrated that this would be inappropriate; residential risk is safely managed; safe access/escape routes are included as part of an emergency plan.

7.6.3 Policy 5 of the North Northamptonshire Joint Core Strategy seeks for development to contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment. Criterion (a) prioritises development away from high/medium flood risk areas applying a sequential approach; (b) incorporate flood protection measures which meet a minimum 1 in 100 annual probability standard with allowances for climate change...; (c) incorporate Sustainable Urban Drainage Systems wherever practicable; (d) contribute to flood risk management in North Northamptonshire. Further criteria specifies situations when development will or will not be permitted.

7.6.4 Although a minor water course is identified along the length of the southern boundary to the site and ponds are located on adjacent land (one of which is under common ownership), there is no identified flood risk (either fluvial, pluvial, coastal or ground water) which requires additional consideration as the site falls outside of flood risk zones 2 and 3 which are at the highest level of risk from flooding and is not identified as being at risk from significant ground water flood risk.

7.6.5 Consultation comments received from the Councils Environmental Care team raised no objection to the proposal in terms of drainage, subject to evidence being provided to confirm that drainage flows will be stored and adequate foul and surface water drainage being installed and maintained. Comment from Northamptonshire County Council Biodiversity Officer also sought for drainage scheme details to be confirmed, to ensure that surface water is not discharged into existing watercourses or land which could harm existing Great Crested Newt habitat or colonies or other important

species; any new drainage pond provided as part of a drainage scheme also has the potential to provide biodiversity enhancement if new ponds are proposed as part of this. Loddington Parish Council echoed these concerns about impacts on Great Crested Newt population and habitat.

- 7.6.6 Typically, building regulations will deal with issues of drainage but may not adequately address impacts on biodiversity. Taking into account response from Northamptonshire County Council Biodiversity Officer and Loddington Parish Council, it is recommended that a drainage scheme is secured by planning condition in order to mitigate against any harm to localised flood risk and biodiversity. Subject to this, the proposal will have an acceptable impact on drainage and accords with the relevant parts Section 14 of the National Planning Policy Framework and Policy 5 of the Joint Core Strategy.

## **7.7 Sustainable Buildings**

- 7.7.1 Policy 9 of the North Northamptonshire Joint Core requires new development to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. This includes measures which limit water use to no more than 105 litres/person/day.
- 7.7.3 No details have been submitted as part of this application, however such requirements are technically achievable and information in this regard can be required by condition in order to comply with the relevant parts of Policy 9 of the North Northamptonshire Joint Core Strategy in order to make the proposal acceptable.

## **8. Other Matters**

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- 8.1 Refuse and Recycling Collection Point: Loddington Parish Council raise concern regarding the siting of refuse and recycling bins for collection and potential impacts of refuse vehicles being forced to reverse out which would endanger highway safety. The proposed collection point is positioned at the closest point to the highway which is a typical requirement. The Councils Environmental Care team were consulted over the application and no comments have been received. Refuse vehicles are typically serviced by a number of operatives to aid highway safety where required, with rural premises sometimes served by smaller vehicles which facilitates manoeuvring of vehicles where access is limited. In addition, the final scheme has resulted in no objection from the Local Highways Authority, which includes a requirement for access gates to be set back 15 metres. As a result, the assessment set out within section 7.2 of this report remains relevant to this material consideration.
- 8.2 Building Regulations: In response to comments from the Highways Authority, matters raised have been brought to the attention of North Northants Council – Building Control (Kettering Area) who confirmed their requirements and issues of concern/interest. Whilst these are not a planning consideration, they have been shared with the applicant who wishes to progress the application based on the plans submitted so far.

## **9. Conclusion / Planning Balance**

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- 9.1 The proposal for a new rural enterprise and associated dwelling will contribute towards developing a stronger local rural economy and diversify specialist services available within the area. Due to the nature of the proposed use (horse rehabilitation centre and livery), the site's isolated position is acceptable and the provision of a new dwelling which is secured by planning condition to be ancillary to the proposed 'horse rehabilitation centre' use is considered acceptable in light of no alternative nearby accommodation being available.
- 9.2 Issues relating to visual impact, biodiversity, drainage and flood risk, residential amenity and parking, sustainable buildings and highway safety is acceptable subject to planning conditions set out within the report. Whilst concern has been raised by Loddington Parish Council regarding highway safety with respect of the vehicular access point which is located close to a bend on the adjacent Harrington Road unless continued maintenance of the hedgerow along Harrington Road can be secured by planning condition, the Highways Authority raise no objection subject to other matters set out within the planning application and report being addressed.
- 9.3 The relevant hedgerow falls outside of the site preventing the use of condition to secure its ongoing maintenance (*Ultra vires*). Notwithstanding this, significant weight is attached to the Highways Authority response who provide expert opinion on matters of highway safety and the temporary nature of the development. As a result, subject to this and other matters being secured by planning condition as set out within this report, the proposal is also considered acceptable in principle and in accordance with the statutory duty of Section 38 (6) of the Planning and Compensation Act 2004 Act. The proposed development is therefore recommended for approval.

## **10. Recommendation**

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- 10.1 That planning permission be GRANTED subject to conditions.

## **11. Conditions**

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1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.  
REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.
3. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted

to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by any class or part of Schedule 2 of the Order shall be erected, constructed, or made on the application site.

REASON: To protect the special character and setting of the open countryside and prevent the establishment of a more permanent residential use in light of the temporary nature of the dwelling which is only justified by its defined need and limited scale and rural exception in accordance with Policies 11, 13 and 29 of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no change of use permitted by Class L of Part 3 of Schedule 2 of the Order shall take place on the application site.

REASON: To prevent the establishment of a House in Multiple Occupation within this isolated location where only a single ancillary dwellinghouse is permitted and justified by its defined need and limited scale and rural exception in accordance with Policies 11, 13 and 29 of the North Northamptonshire Joint Core Strategy.

6. No development shall commence unless and until the local planning authority has been provided with either:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
- b) Written confirmation from Natural England that the application site has been registered with the Great Crested Newt Low Impact Class Licence scheme; or
- c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

REASON: To protect existing biodiversity and associated habitats from harm which may otherwise result from the development hereby approved without adequate controls in place to prevent this, in accordance with Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

7. Prior to commencement of the use hereby approved a scheme for the protection and enhancement of biodiversity within the site shall be submitted and approved in writing by the Local Planning Authority. The submitted scheme shall include details relating to the source and control of external lighting including hours of operation, provision of hibernacula/suite of bat boxes/ wood piles, access surfacing, and drainage. Development shall thereafter be carried out in strict accordance with the approved scheme with any proposed biodiversity enhancements to be installed retained thereafter.

REASON: To protect existing biodiversity and associated habitats from harm which may otherwise result from the development hereby approved without adequate controls in place to prevent this and to provide biodiversity enhancements throughout the site in accordance with Policies 4 and 19 of the North Northamptonshire Joint Core Strategy.

8. The use hereby approved shall not commence until the proposed vehicular access (including gradient, width, surfacing type, surface water control, visibility splays, position and opening mechanism of gates) has been implemented in accordance with drawing no. PL111A Rev 1 received by the Local Planning Authority on 27th November 2020 and retained in that form thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of securing safety within the site and within the local highway network in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. Notwithstanding the requirements of condition 8, the proposed vehicular access and visibility splays shall be surfaced with a hardbound surface for the first 15 metres as measured from the highway boundary to the proposed access gates, beyond which the vehicular access shall only be surfaced with a loose gravel (where required) and retained in that form thereafter.

REASON: In the interests of protecting highway safety from loose surfacing spilling out on to the highway and in order to protect biodiversity (in particular, the existing and future Great Crested Newt population present) within the site in accordance with Policies 4, 8, 19 of the North Northamptonshire Joint Core Strategy.

10. Notwithstanding the requirements of condition 8, no development shall commence on-site unless and until a scheme for the disposal of foul and surface water drainage associated with the development hereby approved has been submitted and approved in writing by the Local Planning Authority. The submitted drainage scheme shall demonstrate a preference towards the use of Sustainable Drainage Systems (SuDS) with respect of surface water which protects existing biodiversity habits (including Great Crested Newt Habitat and their populations) and includes details relating to flow rate/management, and on-going maintenance of the drainage scheme. These details shall also include drainage provision associated with the proposed aco-drain at the point of access which abuts the highway as shown on drawing no. PL111A Rev 1 received by the Local Planning Authority on 27th November 2020. The proposed use shall not commence until the approved drainage scheme has been implemented in full, which shall be retained and maintained thereafter in accordance with the approved details.

REASON: In the interests of protecting water quality within the area, prevention of localised flooding and highway safety and to protect and enhance biodiversity (populations and habitat) within the area in accordance with Policies 4, 5, 8 of the North Northamptonshire Joint Core Strategy.

11. The dwelling house hereby approved shall at all times remain ancillary to the use of the site as a horse rehabilitation centre hereby approved and shall not be occupied by anyone other than the operator of the horse rehabilitation centre use. On cessation of the horse rehabilitation centre use, occupation of the

dwellinghouse shall permanently cease and the building shall be permanently removed from the site.

REASON: In order to prevent the establishment of a new dwellinghouse within an isolated location which would not be justified in the absence of direct rural employment need linked to the dwellinghouse, in accordance with Policy 13 of the North Northamptonshire Joint Core Strategy.

12. All works to trees shall only be carried out in accordance with the RJ Tree Services Ltd 'Tree Survey, Impact Assessment and Method Statement' dated August 2020.

REASON: In the interests of good arboricultural practice and to protect retained trees in the interests of visual amenity and to protect wildlife/biodiversity in accordance with Policies 3, 4 and 8 of the North Northamptonshire Joint Core Strategy.

13. Notwithstanding the details shown on drawing no. PL108C received by the Local Planning Authority on 27th November 2020, the use hereby approved shall not commence unless and until a passing place in the same location as that shown on the aforementioned plan has been provided to the dimensions of 12 metres long by 2.3 metres wide (minimum) and constructed to a standard capable of supporting a fire engine (approximately 12 tonnes) which shall be retained in that form thereafter throughout the operation of the use hereby approved.

REASON: In the interests of facilitating safety within the site and ensuring that vehicles associated with the use have sufficient space to pass each other within the site without obstructing the public highway which may otherwise result in a risk to highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

15. Prior to the commencement of the development hereby permitted, a full, non-verbose or repetitive, Construction Management Plan shall be submitted to and be approved in writing by the local planning authority. The submitted plan shall include the following elements;

- Delivery / removal hours to be limited to between 10:00 - 16:00.
- Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors. To include a map suitable for printing and being distributed to drivers visiting the site during the works.
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
- Details of temporary construction accesses and their remediation post project.
- Provision for emergency vehicles.
- Measures to control noise/and or vibration during the development.

- Full details of measures to protect existing trees located within the highway from damage during site clearance, demolition and construction phases, in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction'.

The approved Construction Management Plan shall be adhered to throughout the demolition and construction period and the approved measures shall be retained for the duration of the demolition and construction works hereby approved.

REASON: Details are required prior to the commencement of development because demolition and construction management occurs early in the construction process and in the interests of safeguarding and protecting highway safety and the character and appearance of the area in accordance with Policy 8 of the Northamptonshire Joint Core Strategy.

## 12. Informatives

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Positive/Proactive – amendments

List of plans

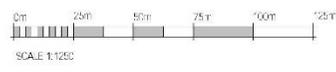
The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

<b>Title</b>	<b>KET Ref.</b>	<b>Agent's Ref</b>	<b>Received Date</b>
Location plan		A001A	11/09/20
Block plan		A002	02/09/20
Site plan		PL100A	11/09/20
Haybarn elevations and floor plans		PL101	02/09/20
Rehab centre elevations 1		PL102A	11/09/20
Rehab centre elevations 2		PL103	02/09/20
Stables elevations		PL106	02/09/20
Sand pen elevations and floor plans		PL107	02/09/20
Equipment store elevations and fence details		PL108A	11/09/20
Log cabin elevations and floor plans		PL109	02/09/20
Pole barn elevations and floor plans		PL110	02/09/20
Rehab centre floor plans		PL104A	11/09/20

Stables floor plans		PL105	02/09/20
Visibility splay, access and gate plan		PL111-1	21/09/20
Site visual 1		V001	02/09/20
Site visual 2		V004	02/09/20
Rehab visual		V002	02/09/20
Rehab axo visual		V003	02/09/20
Tree plan 01	KET/2020/0610/1		02/09/20
Tree plan 02	KET/2020/0610/2		02/09/20
Planning design and access statement	KET/2020/0610/3		02/09/20
Business plan	KET/2020/0610/4		02/09/20
Ecology report		2020-05(06)-A	02/09/20
Tree survey		TreeReport-LoddingtonCoppice01	02/09/20
Business plan	KET/2020/0610/4A		08/10/20
Ecology report		2020-05(06)-A	13/10/20
Planning design and access statement	KET/2020/0610/3a		07/12/20
Business Plan November 2020 (confidential)	Confidential	Confidential	27/11/20
Proposed site layout plan		PL100 Rev C	27/11/20
Fence Type Elevations and Passing Place		PL108 Rev C	27/11/20
Visibility Splays, Access and Gates		PL111 Rev A	27/11/20
Covering Letter to LPA dated 27.11.20			27/11/20
Letter dated 03.02.2021			03/02/21
Cherryfield Ecology – Great Crested Newts Presence / Likely Absence Survey 01.06.2021			14/06/21



1  
A001A Location Plan  
1:1250



<b>HAYWARD McMULLAN ARCHITECTS</b> 210A, 212A - 214A, 216A - 218A, 220A - 222A, 224A - 226A, 228A - 230A, 232A - 234A, 236A - 238A, 240A - 242A, 244A - 246A, 248A - 250A, 252A - 254A, 256A - 258A, 260A - 262A, 264A - 266A, 268A - 270A, 272A - 274A, 276A - 278A, 280A - 282A, 284A - 286A, 288A - 290A, 292A - 294A, 296A - 298A, 300A - 302A, 304A - 306A, 308A - 310A, 312A - 314A, 316A - 318A, 320A - 322A, 324A - 326A, 328A - 330A, 332A - 334A, 336A - 338A, 340A - 342A, 344A - 346A, 348A - 350A, 352A - 354A, 356A - 358A, 360A - 362A, 364A - 366A, 368A - 370A, 372A - 374A, 376A - 378A, 380A - 382A, 384A - 386A, 388A - 390A, 392A - 394A, 396A - 398A, 400A - 402A, 404A - 406A, 408A - 410A, 412A - 414A, 416A - 418A, 420A - 422A, 424A - 426A, 428A - 430A, 432A - 434A, 436A - 438A, 440A - 442A, 444A - 446A, 448A - 450A, 452A - 454A, 456A - 458A, 460A - 462A, 464A - 466A, 468A - 470A, 472A - 474A, 476A - 478A, 480A - 482A, 484A - 486A, 488A - 490A, 492A - 494A, 496A - 498A, 500A - 502A, 504A - 506A, 508A - 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