

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0144-26 **Applicant:** Miss S Raw
Proposal: Erection of Stables for Use with Riding School - Retrospective
Location: The Gallops Dozens Bank West Pinchbeck
Terminal Date: 25th June 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
 Section 4 - Decision-making
 Section 6 - Building a strong, competitive economy
 Section 9 - Promoting sustainable transport
 Section 11 - Making effective use of land
 Section 12 - Achieving well-designed places
 Section 14 - Meeting the challenge of climate change, flooding and coastal change
 Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS	0	0	0	1

SUPPORT				
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	5
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The proposal seeks full planning permission for a stable block. The application is retrospective as the stable is already positioned within the site.

The stable block measures 24.4m in length and 3.05m in width. The stable features a mono-pitch roof form that measures 2.44m in height at its tallest point. The stable features black wood cladding facades and a grey metal sheet roof.

The stable is located near the eastern boundary of the site, to the west of Crown Hall Farm.

Site Description

The site comprises approximately 2.8 hectares of land at The Gallops, which is an established riding facility. The site is located to the west of Crown Hall Farm, which is a wedding facility. There are agricultural fields to the north, west and south of the site. Dozen's Bank is located to the east.

The site is outside any defined settlement boundary, as identified by the South East Lincolnshire Local Plan 2011-2036 and the accompanying policies map.

The site is located within Flood Zone 3, as identified by the Environment Agency's flood risk maps.

Planning History

H14-0972-90: (Outline Application) Proposed house and stables, including details of means of access - approved 20 June 1991

H14-1137-90: (Full Application) Proposed gallop for training race horses - approved 20 June 1991

H14-0585-94: (Permission Renewal) Erection of house and stable (renewal of H14/0972/90) - approved 15 November 1994

H14-1165-94: (Full Application) Erection of stable block (15 loose boxes) - approved 31 January 1995

H14-1065-95: (Full Application) Temporary mobile home - approved 14 December 1995

H14-1167-97: (Full Application) Proposed bungalow - approved 10 June 1998

H14-0627-03: (Permission Renewal) Proposed bungalow (Renewal of H14/1167/97) - withdrawn 17 March 2004

H14-0345-04: (Full Application) Site static caravan - approved 27 May 2004

H14-0614-08: (Full Application) Proposed erection of one dwelling to replace existing temporary mobile home - approved 17 July 2008

H14-0396-11: (Permission Renewal) Erection of one dwelling to replace existing mobile home - renewal of H14-0614-08 - withdrawn 12 July 2011

H14-0524-11: (Discharge of Conditions) Details of external materials and scheme of landscaping and tree planting (Conditions 2 and 3 of H14-0614-08) - approved 14 July 2011

H14-0464-22: (Certificate of Lawfulness) Siting of Menage - approved 30 June 2022

Consultation Responses

Pinchbeck Parish Council: The stables are considered appropriate for the site and compatible with the riding school use.

Anglian Water: Having reviewed the development, there is no connection proposed to Anglian Water's network and there are no Anglian Water owned sewers within the vicinity of the development. Therefore, we have no comments to make.

Environment Agency: This proposal comes under cell D4 of the local flood risk standing advice and does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'. It was therefore not necessary to consult us; please consider the proposals against the guidance of the standing advice.

Lincolnshire County Council - Highways and SUDS: No objections. The proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application. The inclusion of the stable block will not have an adverse effect on the public highway as the movements with the business already exist.

Lincolnshire County Council - Historic Environment: The proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application.

Active Travel England: No comments.

Ecology Officer: No comments.

Environmental Protection: No comments.

Lincolnshire Wildlife Trust: No comments or recommendations.

Natural England: Automated response received (no site specific response has been received).

Cllr S A Slade: No response received.

Cllr J Avery: No response received.

Cllr E J Sneath: No response received.

Welland and Deepings Internal Drainage Board: No response received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, one representation has been received from a member of the public. The following matters are set out within the representation:

-There are regular and noticeable smells associated with manure and livestock, including pigs and sheep, which are particularly evident during warmer weather and still conditions. At times, the odour is strong enough to affect the enjoyment of nearby outdoor spaces. I understand that waste is collected periodically; however, the frequency and management do not appear sufficient to prevent odour impacts, particularly given the type and number of animals present.

-There have also been previous instances where manure or waste has extended beyond the site boundary, which raises concerns about how waste is being managed overall. This adds to concerns regarding odour control and the potential for further impacts on neighbouring land. In addition, there has been a noticeable increase in rat activity in the vicinity of the site boundary, particularly in areas adjacent to where livestock are kept on the neighbouring site. This raises further concerns regarding waste management practices and the potential for associated public health impacts. I would be grateful if this matter could be investigated to determine whether it may constitute a statutory nuisance, or whether any mitigation measures may be appropriate.

Key Planning Considerations

Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located. A Neighbourhood Plan has been designated for Long Sutton, however, a draft version of the plan has not yet been issued.

The main issues and considerations in this case include the following:

- Principle of Development;
- Design, Layout and Impact on the Character and Appearance of the Area;
- Impact on Residential Amenity;
- Highway Safety and Parking;
- Flood Risk; and
- Biodiversity Net Gain.

These matters are assessed in turn below.

Principle of Development

Policy 1 of the Local Plan sets out the settlement hierarchy in respect of delivering sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local need, whilst making more sustainable use of land, and to minimise the loss of high-quality agricultural plots by developing in sustainable locations and at appropriate densities.

Policy 1 expresses this sustainable hierarchy of settlements, ranking the settlements deemed to be most sustainable in descending order. The most sustainable locations for development are situated within the 'Sub-Regional Centres', followed by 'Main Service Centres'. Lower down the hierarchy are areas of limited development opportunity including Minor Service Centres, with areas of development constraint comprising 'Other Service Centres and Settlements'. The countryside is at the bottom of the settlement hierarchy and represents the least sustainable location.

In this case, the site comprises land within the countryside, outside of any settlement boundary. Section D of Policy 1 sets out that development within the countryside will be permitted that is necessary to such a location and / or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Paragraph 3.2.15 of the supporting text states that "The countryside of South East Lincolnshire is a precious resource, mainly in its role of agriculture but also for recreation". It goes on to explain that some types of development require a countryside location, and also that other users may diversify from agriculture and forestry, for example for recreation and tourism, and these can meet the broad

sustainable objectives of the Local Plan. Paragraph 3.2.16 states that "Some land uses may also require a countryside location because of their functionality".

Paragraph 88 of the NPPF sets out that planning decisions should enable sustainable leisure developments which respect the character of the countryside.

Although the red line boundary for the site covers a relatively large area, including approximately 8.1 hectares of land; however, the application only relates to a very small area of the site in comparison as consent is only for a stable block. The stable is used by the existing riding school within the wider site, Raw Equine Equestrian Centre. It is considered that the keeping of horses within the countryside is appropriate as the use is recreational. Therefore, the principle of development is acceptable, as the proposed stable comprises an appropriate form of development for the location which would accord with Policy 1 of the Local Plan.

Design, Layout and Impact on the Character and Appearance of the Area

Policy 2 of the Local Plan similarly outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals.

Policy 3 accords with the provisions of Section 12 of the NPPF as it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

The stable block measures 24.4m in length and 3.1m in width. The stable block is proposed to feature a mono-pitch roof that would measure 2.44 in height on one side of the building and 2.13m in height on the other side. The building features black timber cladding.

The stable block is located to the east of a menage within the wider site. The stable is also near to the eastern boundary of the site which adjoins Crown Hall Farm. There is a tall tree belt along this boundary and around Crown Hall Farm which obscures views of the site from the surrounding area, particularly from Dozens Bank which is the nearest public viewpoint to the site.

There are existing structures and buildings within the wider site and it is considered that the stable is in keeping with the character and appearance of the site. Although the stable block is relatively long, it is not particularly tall and as set out previously, mature trees to the east obscure views of the stable block from the surrounding area.

Therefore, it is considered that the stable has an acceptable impact on the character and appearance of the area in accordance with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Impact on Residential Amenity

Paragraph 135 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of Local Plan sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The nearest dwelling, Crown Hall Farm, is located approximately 60m to the south-east of the stable block. There is a mature tree belt between the properties that provides significant screening to obscure views between the sites. There is also a wedding venue at Crown Hall Farm.

Concerns have been raised within the public representation regarding the disposal of manure from the site and vermin that are within the site.

The application is accompanied by manure disposal details which set out that a contracted farmer collects and disposes of manure from the site at least once per week. The manure is transported to agricultural land and used for agricultural purposes. The applicant has also clarified that the stables are cleaned regularly, and manure is stored in a trailer near the riding ring within the wider site,

which is approximately 50m to the west of the eastern boundary of the site. The applicant has also clarified that manure is disposed of more regularly during the warmer months which is why the statement sets out "at least once per week".

Whilst the concerns within the public representation have been considered, it is considered that the proposed measures for storing and disposing of manure from the site are reasonable and can be secured via a planning condition. On this basis, it is considered that the proposed development accords with the provisions of the Section 12 of the NPPF and Policies 2 and 3 of the Local Plan.

If concerns remain regarding manure or pest problems within the site, concerns can be reported to the council's public protection team who can investigate and take measures if required.

Highway Safety and Parking

Paragraph 116 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, following mitigation.

Policy 2 of the Local Plan sets out that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation.

Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Policy 36 and Appendix 6 of the Local Plan, set out minimum vehicle parking standards. The standards require at least two spaces for dwellings of up to three bedrooms, and three spaces for dwellings with four or more bedrooms.

It is unclear if the stable block has resulted in an increase in the number of people visiting the site; however, Lincolnshire County Council's highways team have not raised any objections in terms of highway safety. There is an existing car park near to Dozens Bank which can continue to be used by customers as and when needed.

Therefore, the proposal is acceptable in terms of highway safety in accordance with Local Plan Policies 2, 3 and 36, and Section 9 of the NPPF.

Flood Risk

Section 14 of the NPPF sets out guidance relating to how local authorities should assess and determine applications which are subject to flood risk concerns.

The site lies within Flood Zone 3 as identified by the Environment Agency's flood risk maps.

The NPPF requires the application of a sequential test to ensure that new development is in areas with the lowest probability of flooding. Therefore, the proposal is required to pass the sequential test. It is considered that the proposal would comprise a 'less vulnerable' use as defined by Annex 3 of the NPPF and as such, it is not necessary for the development to pass the exception test in flood risk terms.

Paragraph 8.3.6 of the South East Lincolnshire Strategic Flood Risk Assessment (SFRA) sets out that the search area for the sequential test should be the whole of the council area unless the functional requirements of the development justify a reduced search area. Notwithstanding this, National Planning Practice Guidance (NPPG) sets out that the sequential test should be applied proportionately, and the search area should always be appropriate to the nature and scale of the proposal (Paragraph 027a Reference ID:7-027a-20220825).

Large parts of the district of South Holland lie within Flood Zone 3. Most of the rural areas where the proposed stable could be located are also within Flood Zone 3. The stable block is proposed to be used in conjunction with the equestrian centre within the rest of the site. It is not considered reasonable or practical for the stable block to be located on land that is within a lower risk flood zone. Therefore, it is considered that the sequential test is passed in this case.

Overall, it is considered that the proposed development accords with Policy 4 of the Local Plan and the intentions of the NPPF in flood risk terms.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics. This is often referred to as the mandatory requirements for Biodiversity Net Gain.

"Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits".

The biodiversity gain condition is a pre-commencement condition. This relates to a condition that seeks, once planning permission has been granted, a Biodiversity Gain Plan that must be submitted and approved by the planning authority before commencement of the development, alongside the need to submit a Habitat Management and Monitoring Plan.

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition".

The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

When taking the above into account, the development is considered to be exempt from the statutory BNG requirement. For example, the application is retrospective and the works appear to have been undertaken prior to when the requirement for BNG was in place. Furthermore, the LPA's ecology officer has not raised any concerns or set out any comments on the proposals.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The development hereby proposed does not materially harm the character or appearance of the locality or the amenity of nearby residents, and provides adequate parking, whilst conforming with the Local Plan and the provisions of the NPPF when viewed as a whole. In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking the above considerations into account, the proposal is considered to accord with Policies 1, 2, 3, 4 and 28 of the Local Plan, along with the identified sections 2, 4, 6, 9, 11, 12, 14 and 15 within the NPPF. There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under delegated authority.