

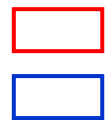
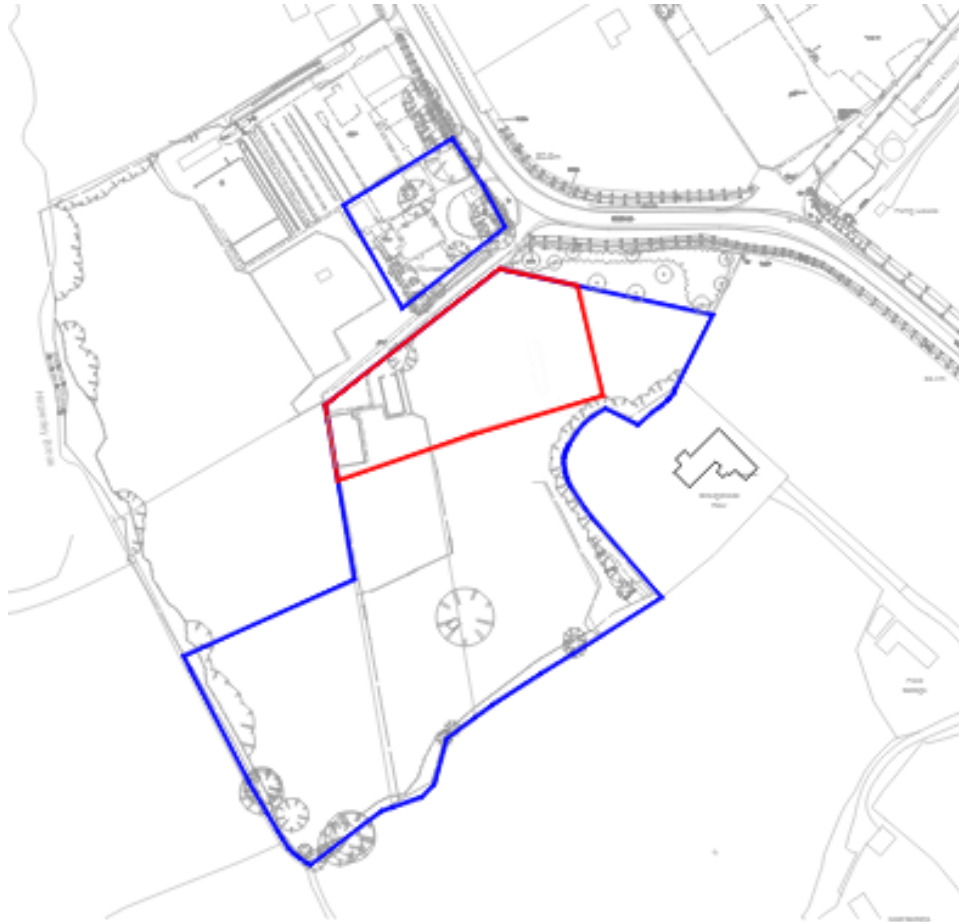
# The Nurseries, Kidnappers Lane

25/00848/FUL

Demolition and removal of existing stables, barn and hardstanding, and erection of new stable block with hardstanding

Officer recommendation: Permit subject to conditions

Site location



Application site

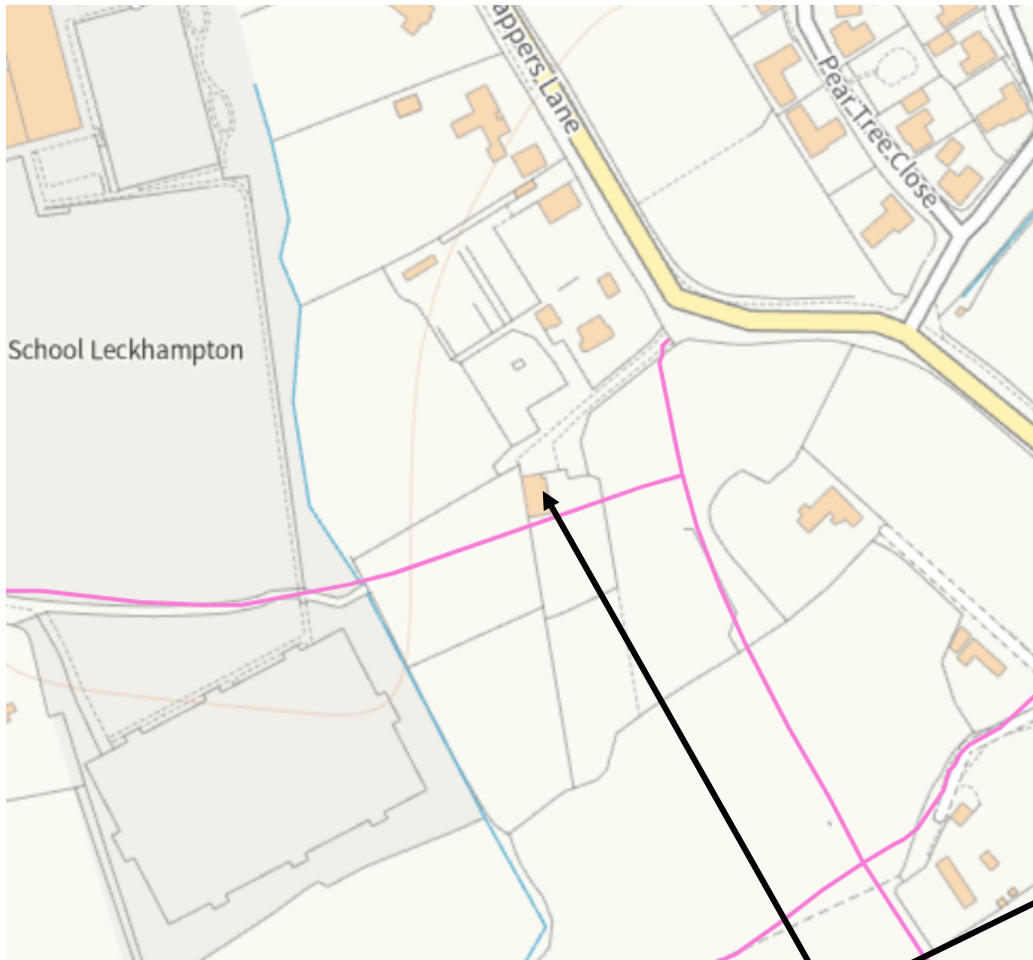


Additional land in same ownership

Google earth image



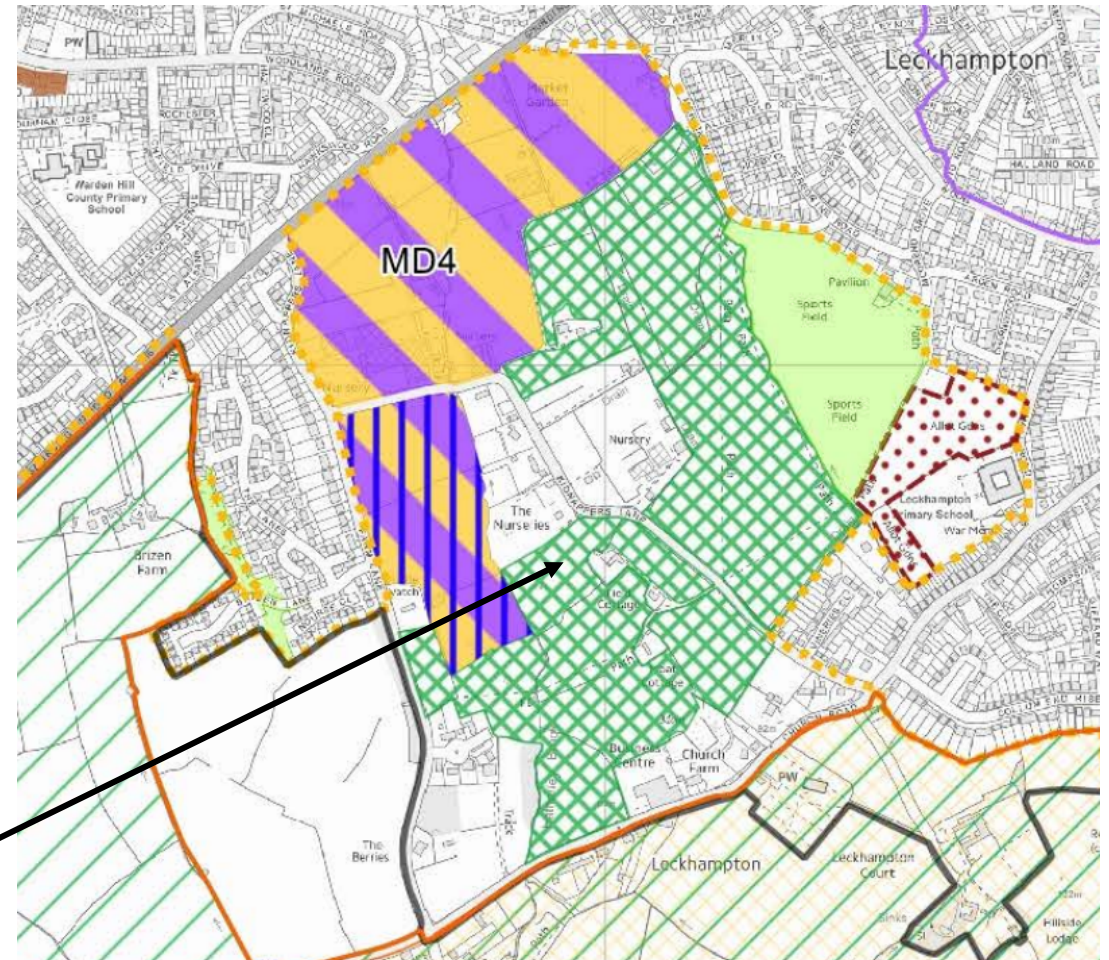
## PROW map



Public rights of way

Existing stable building

## Local Green Space



Local Green Space



## Photos of existing stables / barn



# Block plan



## Elevations and floor plan



Front Elevation



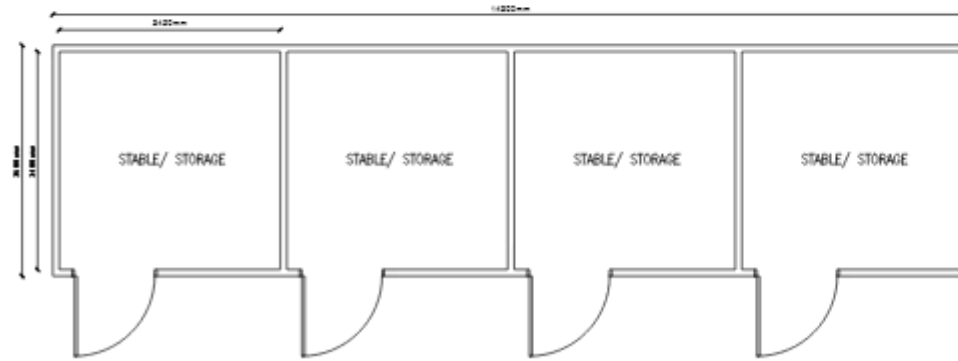
Side Elevation



Rear Elevation



Side Elevation



Floor Plan

### Proposed Stables

The proposed stables have a footprint of 51.5m<sup>2</sup>.  
The ridge height is 3.9m and eaves height is 2.5m from ground level.

## Key considerations

- Local Green Space
- Valued landscape
- Design
- Biodiversity net gain

## Summary of recommendation

- The scale, massing and design of the replacement building is wholly acceptable in this context, and for its intended use. The proposal is in accordance with relevant national and local policy in relation to development within Local Green Space, and no harm will be caused to landscape character.
- The mandatory biodiversity (net) gain (BNG) condition applies to this development; and additional on-site ecological enhancements (1no. bird box and 2no. bat boxes) can be secured by condition.
- The two public rights of way (PROW) that cross the site will not be affected by the proposals but, in any event, PROWs are legally protected, and authority from the County Council is required to divert or close a PROW, even temporarily.
- The recommendation is to grant planning permission subject to conditions.

## Suggested conditions

- Time limit – 3 years
- Approved plans
- Submission of Ecological Mitigation and Enhancement Strategy
- Submission of external lighting details
- Demolition of existing structures