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15 March 2011

DESIGN ACCESSAND SECURITY STATEMENT
Broadhurst Edge Farm Mellor Road New Mills SK22 4QG
Proposed Agricultural/ Equestrian Building

1.00 **Application for Full Planning Permission**

2.00 **Site Location**
Broadhurst Edge Farm
Mellor Road
New Mills
High Peak
SK22 4QG

04 APR 2011

3.00 **The Applicant**
Mr and Mrs P Nuttall

4.00 **The Agent**
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5.00 **Site Context**
This site is an existing agricultural holding within a group of such establishments ranged on the hillside along the Mellor Road within a rural setting. The characteristic of the settlements is a mixture of traditional and modern agricultural/ equestrian buildings, structures and dwellings.

The holding comprises a complex of house, barn, stable, garage, farmyard and ménage within a compact group with grazing land located on the other side of the road. The holding is approached directly from the road with a short track leading to the yard and farm buildings.

Although situated on a hillside the settlements by virtue of massing and materials blend into the lie of the land well below the skyline. Tree coverage around the holding and neighbouring properties is sporadic with mainly large mature specimens.

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6.00 **Proposed Development**

In order to maintain a sustainable agricultural holding the owners have expanded the existing expertise by diversifying into Horsiculture. This is a financially viable means to provide living and employment in the countryside.

For this purpose it is proposed to erect a building in the farmyard for specific functions not able to be accommodated elsewhere. The requirements the building fulfils are a clean, healthy, secure, accessible, manageable environment for foaling mares and lambing ewes with uncontaminated storage of feed and dry storage of machinery.

7.00 **Design**

The building improves the accommodation of the property without over-development and without compromising the special rural setting. Located in the yard on brownfield land there is no loss of usable space (machinery presently parked in the yard will go inside)

Whist providing the facilities needed the building will be of modest proportions sitting within the scale of the existing establishment. The proposed materials comprise natural stone external stall walls with vertical plank timber boarding above under a grey fibre cement roof. This appearance is in keeping with numerous recent developments in the locality and more appropriate than some.

The building will be set down into the landscape at the present lower level of the yard and is screened by the existing landform. From across the valley one gable is mainly visible and this is set in scale and proportion with the surrounding group of buildings.

No trees are affected by the proposal and the relocation of machinery to within the building will assist the already tidy appearance of the holding.

8.00 **Access**

Ease of access is an important factor for the building's location and the position within the farmyard and close proximity to other buildings is ideal. It utilises an existing hard surfaced area adjacent to the track to the main gate which continues to the ménage. Pedestrians, horses and vehicles have a relatively uncomplicated mobility around the site despite the steep gradient of the land. Persons with limited or total lack of mobility have little difficulty in accessing the main buildings on the site at present and the new building is ideally placed where vehicles arrive on level ground. Some assistance may

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be required in gaining access to some areas; but anyone visiting a farm can anticipate and plan for possible complications in mobility resulting from the nature of the premises.

9.00 **Security**

Not withstanding the general vulnerability of farmyards and livestock, security is an important aspect of this enterprise as the foaling horses and offspring have values between £30,000.00 and £50,000.00.

It is important that buildings are fit for purpose in all respects not least in respect of resistance to intrusion, supervision and ease of access by farmholder and vet. The premises benefit from a high level of security, already, with locking entrance gates and CCTV and close proximity of buildings to each other in the farmyard group.

The new building will enable the appropriate level of security to be achieved for specialist livestock and machinery. Hay stores have been targeted in recent times and this material is to be stored in the barn, also.

10.00 **Conclusion**

Reference needs to be made to the accompanying document 'Planning Statement of Need and Functional Requirements' as produced by an independent specialist consultant appointed to appraise and evidence the situation. This document forms a part of this application.

The proposed development sits comfortably within the functional and aesthetic requirements of policy relative to the important and varied roles of agriculture and is commensurate with the Governments desire to see a positive approach towards planning applications for horse based development, which respects the rural environment and as defined in the BHIC horse strategy. This being serious Horsiculture rather than just a recreational activity.