

Planning Statement

In respect of:

**Full Planning Application
(Retrospective) for a new Stable Block,
Sand Paddock and associated
Earthworks and landscaping at Will Hey Farm,
Watford Lane, New Mills,
Derbyshire**

On behalf of:


Mr and Mrs Wilson

March 2012

e*SCAPE
u r b a n i s t s

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Compiled by: AB / VP / BP
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1.0 Introduction

- 1.1 This planning statement has been prepared in support of a retrospective planning application at Will Hey Farm, New Mills, Derbyshire. The application comprises new stables and sand paddock with associated hard-standing and earthworks. This statement has been prepared by e*SCAPE Urbanists on behalf of Mr. and Mrs. Wilson, the owners of Will Hey Farm, in conjunction with existing businesses on site.
- 1.2 The main objective of the scheme will be to facilitate the growth of *Kirsty Wilson Equine*, (based at Will Hey Farm) which is concerned with the breaking and rearing of horses. The breaking and rearing of horses may be considered an agricultural use. The scheme also seeks to enhance the services provided for the Will Hey Farm B&B, by allowing them to offer overnight livery to guests travelling on horseback through the Peaks and therefore is intended to make a limited contribution to local tourism. Both businesses are co-located at Will Hey Farm.
- 1.3 This report should be read in conjunction with the following documents;
 - Design and Access Statement prepared by e*SCAPE Urbanists
 - Landscape Appraisal prepared by e*SCAPE Urbanists
- 1.4 This report should also be read in conjunction with the following drawings suite;
 - Site Survey (including details of levels) - proposed only
 - Site Plan and Landscape General Arrangement
 - Planting and Boundary Treatments Plan
 - Illustrative Cross-Sections
- 1.5 This Planning Statement is designed to act as an overarching document which brings together the findings and conclusions from the other relevant studies and presents them in line with the relevant planning policy guidance.

Application Description

- 1.6. This planning application will comprise of the construction of a new stable block capable of accommodating 4 large horses which is set into the ground / landscape to the west of Watford Lane adjacent to the existing stables (not within the application boundary). Works will include an improved stable yard serving both buildings.
- 1.7. This involves associated earthworks including the provision of an earthen ramp running up to a proposed sand paddock to be used for the training and backing of horses.
- 1.8. An area of hard-standing will also be incorporated into the site which will provide turning space for vehicles with horse boxes that may visit the site. There will also be storage for 20 hay bales (collected from the mowing of the associated paddocks) as well as a manure heap to process the waste prior to using in the garden and on the paddocks.
- 1.9. The works described above will also be complimented by an accompanying landscape scheme which will introduce additional native planting, replace and make good existing boundaries and provide continuity with the wider landscape. The total site area of the application is 0.85 hectares.
- 1.10. For clarity and in the avoidance of doubt, the following elements are applied for:
 - A New 4 berth stable block set into the slope of the land measuring 13.8 by 4.6 (the walls are retrospective);
 - 210 sq/m hard standing area for turning and storage of hay bales (Retrospective);
 - 120 sq/m hard standing area to be used as a stable yard;
 - A New sand paddock;
 - A New access ramp providing access to upper fields (Retrospective);
 - New boundary treatments (including new planting) and reinstatement of dry stone walls where appropriate.

2.0 Background to the Development

Retrospective Application

- 2.1 This application package aims to present a comprehensive view of the scheme proposed (and partly constructed, hence the retrospective nature), providing detailed drawings, design and access statement and landscape appraisal which seek to demonstrate the scheme's full compliance with planning policy.
- 2.2 In light of the retrospective nature of the application, and following the refusal of a previous application for the scheme, this application now proposes enhanced landscape works and additional surveys, drawings and other supplementary material in order to illustrate the scheme's acceptability in planning terms.
- 2.3 The previous application (ref:HPK/2011/0425), was submitted by Mr. and Mrs. Wilson and refused by High Peak Borough Council (decision dated 26th October 2011). The reasons outlined on decision notice for the refusal pertained to the scale and location of the development that was considered inappropriate given the site's Green Belt location.
- 2.4 It was advanced that the scheme encroached into the Open Countryside and was therefore detrimental to the open character and visual amenity of the area. The Council stated that: *"the development is thus contrary to Policies OC1 and OC2 of the High Peak Saved Local Plan Policies 2008 and advice set out in PPG2 - Greenbelts."* This revised application seeks to demonstrate compliance with these policies.

Revised Application

- 2.5 Following this refusal John Rose, an independent planning consultant, met with the relevant Case Officer from High Peak Borough Council. John met with Elisabeth Pleasant on site in early December 2011. At this meeting they discussed alternative sites (of which none were identified) and requirements for a revised application. It was also concluded that the breeding and rearing of horses may be considered an agricultural use associated with this rural business and therefore acceptable within the greenbelt.
- 2.6 This planning application, and the associated drawing package, is in response to this meeting. The documents and drawings submitted as part of this application package therefore aim to address the policy concerns listed above and give a greater impression of the landscape and visual

impacts of the development, specifically those outlined in policies OC1 and OC2.

Purpose of Development

Kirsty Wilson Equine Business

- 2.7 Kirsty Wilson, owner of Kirsty Wilson Equine Business, is based at Will Hey Farm. Following a degree in Equine Science and Management, Kirsty has successfully run her own business concerned predominantly with the breaking and schooling of young horses. Kirsty works mainly on a one-to-one basis with a number of young horses but also with a limited number of older horses with identified behavioural difficulties or recovering from illness or injury.
- 2.8 The current stable facilities at Will Hey Farm are too small for large horses (15 hands or larger). Given these deficiencies, Kirsty makes use of stable facilities at Pott Shrigley, in addition to those at Will Hey Farm, which has proven an expensive commute and impractical in terms of business growth. Her main operation, (and available paddock space) is part of the Will Hey Farm complex.
- 2.9 This is a very intensive process which requires Kirsty to work on a daily basis with a small number of animals, over a number of weeks or months. As part of this process, close work within the proposed sand paddock will be particularly important (a facility currently provided at Pott Shrigley), as well as work within the new stable yard where horses can be introduced to tack and saddles. The sand paddock is not designed as a ménage (as it is not large enough) and would not be suitable for extensive rope work or jump training.
- 2.10 Kirsty's business is therefore focused on the health and welfare of the horses rather than any training of owners or riders. This is NOT a riding school, nor are the facilities proposed designed to support jump, dressage or racing horses, beyond the specialist behaviour work. Specific training for competition horses is provided elsewhere by others. The activities therefore may best be described as the breaking of young horses, with ancillary breeding and behavioural training related activities but these should be considered as *de-minimis*.
- 2.11 In this case, the construction of new stables and sand paddock at Will Hey Farm will allow Kirsty work with horses on one site allowing for the continued success of her business whilst removing her reliance on commuting.

Will Hey Farm Bed and Breakfast

- 2.12 Development of the scheme will also serve the operations of Will Hey Farm Bed and Breakfast. This local business contributes to the Peak District Tourist Industry. Given Will Hey Farm's proximity to the Pennine Bridleway and extensive network of bridleways in the area, the business is seeking to offer Bed and Breakfast with overnight livery for those exploring the Peaks on horseback. Thus, extra stable provision would free up existing facilities on site (currently used by Kirsty Wilson Equine) allowing greater use for the Bed and Breakfast.

3.0 Site Context

Site Location

- 3.1 The development site occupies a 0.85Ha area of agricultural land on the western edge of Will Hey Farm, New Mills. Will Hey Farm lies in the countryside just north of the New Mills settlement boundary in land designated as 'Green Belt'. It does not lie in any area of special landscape value or nature conservation. The site lies close to the Whitle Conservation Area and a locally-designated landscape / 'Improvement Corridor' along the Sett valley but not within either.
- 3.2 Will Hey Farm is situated along Watford Lane as it travels northwards from the urban boundary of New Mills towards the Peak District National Park. At the point where Watford Lane passes by the application site it is under the sole ownership of the applicant, but is identified as a public footpath. The surrounding area may be characterised as open countryside, with Will Hey Farm positioned within a wider landscape of agricultural pastures and farmsteads.

Landscape Context

- 3.3 The accompanying landscape appraisal focuses on understanding the landscape surroundings, and the acceptability of this development against the landscape elements of policies OC1 and OC2. Full details can be found in the landscape appraisal document but a brief summary is provided below.
- 3.4 The site is located within an area of the countryside designated as 'Settled Valley Pastures' within the *High Peak Borough Landscape Character SPD* (2006). The Settled Valley Pastures area can be characterised as a landscape of scattered farmsteads outside compact settlements. It is described as a pastoral landscape where permanent improved pasture gives way to grazing land of higher ecological value higher up the slopes. There is a strong network of winding railways, roads as well as wooded cloughs, hedgerows and some hedgerow trees. Many field boundaries and hedgerows have irregular outlines.
- 3.5 The site immediate landscape setting comprises of the built-up fringe of New Mills, specifically a series of pastoral fields currently used for horse and other incidental grazing and a number of farmsteads, many with a mixture of traditional and more modern agricultural buildings. The

landscape may also be characterised by a number of electricity powerlines that cross the fields on either pylons or wooden poles.

- 3.6 Will Hey Farm sits at the end of a ribbon of residential, agricultural and commercial development that extends northwards along both sides of the Watford Lane. The site itself sits within the visual curtailage of these existing buildings and uses. It shares two boundaries with both residential and commercial development.

Planning History

- 3.7 As noted this application is a full planning application following the refusal of a previous, similar, scheme for the new stables at Will Hey Farm (Ref: HPK/201/0425). This application was in response to enforcement action taken on 28 June 2011 regarding unauthorised works.
- 3.8 Previous applications have been submitted during 2007 for extensions and conversions of garages and stables at Will Hey Farm into habitable rooms (associated with the Bed and Breakfast). The first application (HPK/2007/0258) was refused, whilst a subsequent marginally revised resubmission (HPK/2007/0502) was approved later that year.

4.0 Summary of Accompanying Reports

- 4.1 The paragraphs below summarise the key points from the additional supporting documents. Both reports have been written in the context of the criteria based Local Plan policies OC1 and OC2 and explore how they address these points.

Design and Access Statement

- 4.2 The accompanying Design and Access Statements provides details of the required design parameters for this application and parameters of the design solution that is presented.
- 4.3 In summary the Design and Access Statement states that:
- The scheme provides facilities that are specifically designed for a particular use and operation and as such demonstrate a 'fitness for purpose';
 - The buildings are designed to respond specifically to the existing facilities on site, provide access to the local bridleways, and maintain access to the existing grazing fields;
 - The stables are 'buried' into the landscape which means that the scale and mass of the buildings are considerably lessened;
 - The landscape proposals presented are designed to help soften the visual appearance of the scheme whilst replacing and upgrading the current boundaries. This is in line with the Landscape Character SPD prepared by the Council;
 - Access to the site is improved through the provision of the vehicle turning area adjacent to Watford Lane, for both the benefit of this scheme and other residents and occupiers along Watford Lane; and;
 - That the materials used in the construction and facing of the new stables will be appropriate to the local character and therefore in accordance with all relevant design policies at the local level.

Landscape and Visual Appraisal

4.4 The Landscape Appraisal has been undertaken in support of the Design and Access Statement and for this proposal as a whole. This was undertaken in response to the reasons for refusal associated with the previous application HPK/2011/0425, specifically regarding policies OC1 and OC2 and the Council's conclusions that the development was undermined the visual and open character of the Greenbelt and Open Countryside.

4.5 In summary the Landscape Appraisal concludes that:

- As a result of the localised topography, and the existing built form within the area, the site is not highly visible within the wider landscape and that bulk of the building is shielded from view as a result of its 'buried' design;
- The landscape within the local area is particularly degraded as a result of a series of high voltage pylons which cross both the site and the immediate surrounding fields;
- The site is well related to the existing buildings, and does not extend noticeably beyond the confines of the existing properties along Watford Lane;
- Views of the site are restricted to those in the immediate area, with the existing high stone walls partly obscuring views from the public footpaths and views from the north-east, across the valley, are limited and are obscured by buildings and vegetation;
- The site and proposed development is clearly visible from Watford Lane but this is within the character of the surrounding buildings and properties and does not appear incongruous in nature; and;
- The landscape proposals will assist in softening any of the remaining views of the scheme and integrating it with the wider landscape.

5.0 Planning Policy Compliance

- 5.1 The following section provides details how this proposal meets with relevant guidance set out in National and Local Planning Policy. As part of this assessment, this document will consider current National Planning Policy in the form of Planning Policy Statements and Guidance and emerging policy as part of the draft National Planning Policy Framework (NPPF).
- 5.2 At the local level, the current Development Plan for the Will Hey Farm consists of saved policies from the adopted High Peak Local Plan (March 2005). The emerging Core Strategy for the Derbyshire Dales / High Peak Borough is not considered sufficiently advanced or different in its guidance to be relevant.
- 5.3 In light of the policy justification for the refusal of the previous planning application (specifically PPG2 and Local policies OC1 and OC2), this section will demonstrate clear compliance with individually listed policies with highlighting responses in italics.

National Planning Policy

- 5.4 *Planning Policy Statement 1: Delivering Sustainable Development (2005)* aims to promote sustainable and inclusive patterns of development. Proposals should ensure high quality development through good, inclusive design and the efficient use of resources.
- 5.5 Paragraph 23 states certain criteria that the Government is committed to, including, inter alia, promoting a strong, stable and productive economy that aims to bring jobs and prosperity for all. In particular, point (i) states that planning authorities should recognise that economic development can deliver environmental and social benefits and Point (vi) encourages planning authorities to actively promote and facilitate good quality development which is sustainable and consistent with their plans.
- 5.6 *The scheme at Will Hey Farm can be considered as a sustainable development for several reasons. The provision of stables and facilities at Will Hey Farm will concentrate the activities of Kirsty Wilson Equine Business within the farm complex, preventing an unnecessary and costly commute to Pott Shrigley. Concentration of the business at Will Hey Farm will also allow Kirsty improve and enhance the business for its future growth.*

- 5.7 *The scheme will also indirectly support the ongoing business development of the Will Hey Farm Bed and Breakfast allowing better facilities for overnight livery associated with 'horse-back' tourism. The development is ideally situated to maximise the potential of the Bridleway Routes and Quiet Lanes in the area.*
- 5.8 *Planning Policy Guidance 2: Green Belts (1995) outlines the history and context of Green Belt designation and explain their purposes. The land-use objectives of the Greenbelt are outlined within this document and the presumption against inappropriate development is set out.*
- 5.9 Paragraph 3.4 provides guidance for the construction of new buildings inside the Green Belt. It states that new buildings are inappropriate unless they fall within a series of categories / purpose. These exceptions include development for agriculture and forestry purposes.
- 5.10 *The Will Hey Farm development can be regarded as agricultural development. The new stables, sand paddock and associated hard standing are proposed primarily to serve Kirsty Wilson Equine which focuses on the breaking of horses.*
- 5.11 *Therefore it is advanced that the previous refusal on matters of inappropriate development within the Greenbelt regarded the misinterpretation of the status of the stables - likely considered residential use outside of the residential curtailage as opposed to its agricultural business use. The development proposed is therefore acceptable under the exceptions associated with PPG2.*
- 5.12 Paragraph 3.15 deals with visual amenity. It states that the visual amenity of the Green Belt should not be injured by proposals for development within, or conspicuous from the Greenbelt, which might be visually detrimental by reason of their siting, materials or design.
- 5.13 *The landscape appraisal shows that the Will Hey Farm development is contained within the visual envelope of the farm settlement and does not intrude within the open fields of the Green Belt. Moreover, the stable building - the only building proposed as part of this application – is buried within the landscape so that only the elevation towards Watford Lane is visible from the wider landscape. Native planting and reinstatement of the existing walls and boundaries will further reduce any erosion of the visual amenity, all of which are designed to reflect the local landscape character.*

- 5.14 Paragraph 3.9 reinforces this by stating that in all cases, the layout, design and landscaping of the scheme must preserve, as far as possible, the openness and visual amenity of the Green Belt.
- 5.15 *It is considered that the proposal achieves the broad objectives set out in paragraph 3.9 through the careful siting of the stables and ensuring that the new building has a strong relationship with the existing buildings and other uses along Watford Lane. In addition, the careful landscape scheme ensures that the scheme responds to the local landscape character and quality.*
- 5.16 *Planning Policy Statement 4 (2009)* Policy EC6 sets out the policy goals for sustainable economic development within Rural Areas. Since this application is in support of existing local businesses this policy is particularly relevant. Paragraph EC6.2 provides criteria under which Local Planning Authorities should control development within rural areas. Criteria (g) is particularly relevant to this application when it states that Local Authorities should;
- “Where appropriate, support equine enterprise, providing for a range of suitably located recreational and leisure facilities and the needs of training and breeding businesses that maintain the environmental quality and the countryside character.”*
- 5.17 Policy EC7 deals specifically with tourism in rural areas. In the main this policy allows Local Planning Authorities to balance the need for limited development within many countryside and rural areas with the need to ensure that local tourist facilities are supported and enhanced.
- 5.18 *It is considered that this application is in total accordance with the policy criteria set out in EC6. This application supports the Kirsty Wilson Equine business which specialises in the breaking of horses, specifically regarding criterion (g) of policy EC6. The Will Hey Bed and Breakfast provides opportunities for overnight livery for those using the countryside and the Peaks for recreational purposes. This accords with policy EC7, offering an appropriate balance between new development in the countryside in support of tourism. However, it should be stressed that the principle use will be in the support of the equine facility, and that the tourism use will be ancillary accounting for perhaps 20% of the overall use.*
- 5.19 *Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)* sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

- 5.20 Policy Objective (iv) highlights the need to promote sustainable, diverse and adaptable agriculture sectors, where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes, contributes both directly and indirectly to rural economic diversity, is itself competitive and profitable, and provides high quality products the public wants.
- 5.21 *This planning application is able to contribute effectively to all of the objectives set out above. As previously noted, this application is designed to co-locate and support the economic growth of two local businesses, primarily Kirsty Wilson Equine (which may be considered as an appropriate agricultural use), allowing shared resources, increasing profitability and efficiency. The scheme is designed to result in a high quality, facility that is fit for a specific purpose, specifically the breaking of young horses and working with those with behavioural difficulties, whilst taking care to preserve the local landscape character and amenity.*
- 5.22 PPS7, Paragraph 16 deals with determining planning application for development in the countryside. It states in point (v) that local planning authorities should conserve specific features and sites of landscape, wildlife and historical or architectural value in accordance with statutory designations.
- 5.23 *Other than the designations for Open Countryside and Greenbelt there are no specific landscape or wildlife designations affecting this site. As a result it should be considered that this application will have no effect on these designations. Care has been taken to ensure that the materials and planting associated with this development reflect the local landscape character (as taken from the SPD).*
- 5.24 *Draft National Planning Policy Framework (NPPF):* Following recent changes to the planning system, the new Coalition Government intend to replace the suite Planning Policy Statements with a singular National Planning Policy Framework. A draft version was issued in summer 2011 and following revisions is expected to be adopted before 1 April 2012.
- 5.25 The NPPF is designed to support sustainable economic growth with a presumption in favour of sustainable development. Well designed appropriately located development is also encouraged. Paragraph 81 is perhaps most relevant to this application suggesting that support should be given to small local rural businesses, agricultural diversification and rural tourism. It also reaffirms the appropriateness of agricultural development within the Greenbelt.

- 5.26 *It is considered that this application is totally in accordance with this emerging policy. Both businesses associated with this application are small scale agricultural diversification and tourism related uses.*
- 5.27 It is also important to consider the *Greg Clarke MP Ministerial Statement of 23 March 2011* which states that development which supports economic growth should be supported unless it is considered to undermine the sustainable development objectives.
- 5.28 The Ministerial Statement states that:
- “The government’s top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government’s clear expectation is that the answer to development and growth should wherever possible be ‘yes’, except where this would compromise the key sustainable development principles set out in national planning policy.”*
- 5.29 *This planning application clearly delivers economic growth and support existing rural businesses. Whilst these are two relatively small local enterprises, it is advanced in both cases it allows for a simplified and more cost effective sustainable business model.*

Local Planning Policy

High Peak Borough Local Plan

- 5.30 The operational Development Plan for this site comprises the Saved Policies of the High Peak Local plan and the East Midlands RSS. Given the latter’s current status (removal by central government) and its lack of specific detail, this assessment focuses only on the Local Plan. Saved Policies from the High Peak Borough Local Plan (March 2005) constitute more specific direction regarding the shape the development should take. The assessment below takes into account the site’s location within the countryside and as part of the Green Belt and gives direction on agricultural buildings, landscape and ecology.
- 5.31 This section begins with considering policies OC1 and OC2 that were cited in the reasons for refusal of the previous application (Ref: HPK/2011/0425).

- 5.32 *Policy OC1: Countryside Development* states that planning permission for development which is an integral part of the rural economy and which can only be carried out in the countryside will be granted provided that it does not detract from an area. This is especially true where the open character of countryside is particularly vulnerable because of its prominence, or where the development will generate significant numbers of people or traffic to the detriment of residential amenity and where the development has a significant adverse impact on the character and distinctiveness of the countryside.
- 5.33 *Given the nature of this application, the scheme needs to be related to grazing fields, which are most commonly found within the countryside. A landscape appraisal accompanies this planning application provides a detailed appraisal of the scheme within its landscape context. The report concludes that the site is well positioned adjacent to existing development and is within the same visual envelope as the existing farm complex at Will Hey Farm. This, in addition to its design (buried within the landscape) means that the scheme will only be visible from directly adjacent to the site and therefore not prominent*
- 5.34 *In terms of detriment to the overall landscape character, the scheme will have a negligible impact, as it is viewed as part of the wider complex of farm buildings and dwellings along Watford Lane. Landscape proposals including new planting and replacing / making good the existing stone walling will also help limit views and reinforce the landscape character.*
- 5.35 *Policy OC2: Green Belt Development* outlines that development will not be accepted in the Green Belt except in very special circumstances or specific uses. This includes agriculture or forestry uses in line with PPG2.
- 5.36 *In line with this policy, the Will Hey Farm development can be regarded as an agricultural development (breaking of horses) which is entirely appropriate for inclusion in the Green Belt as defined by PPG2 and as outlined in previous paragraphs.*
- 5.37 *Policy OC4: Landscape Character and Design* stresses the importance of ensure that development in the countryside is appropriate to the character of the landscape. It sets seven criteria which state that development must have regard of, and aim to conserve:
- i. The landform and patterns of drainage
 - ii. The pattern and composition of trees and woodland
 - iii. The type and distribution of wildlife habitats
 - iv. The pattern and composition of field boundaries
 - v. The pattern and distribution of settlements and roads

- vi. The presence and pattern of significant landscape features
- vii. The scale, layout, design and detailing of vernacular buildings and other traditional man made features.

5.38 The policy goes on to state that existing features which are important to the local landscape character, shall be retained and incorporated into the development and protected during construction work.

5.39 In addition to this *Policy GD4* also is aimed at ensuring that similar criteria for new development with regard to appropriate scale, design, landscaping and materials for new development. It states that new development should seek to respond to local characteristics.

5.40 *This application is able to respond to all of the criteria of policy OC4 and those outlined in GD4. The response is set out below against the seven criteria from OC4:*

- i. The landform has been slightly altered as a result of this application in order to ensure that the stable building is built into the landscape. This is a particularly small scheme and it is unlikely that drainage patterns across a large area will be affected. French drains are being used within the sand paddock to provide adequate drainage without causing considerable run-off. The hard standing area for storage and turning is made of permeable material and therefore that will not increase run-off.*
- ii. Trees and woodland are not a key features of the immediate landscape setting and therefore only limited planting is proposed as part of this application. Where this is used - to the south-western corner of the new stable building - this is in order to provide a visual break from possible visual receptors from the south-east, however is in accordance with guidance contained in the SPD.*
- iii. This application does not disturb any identified habitats. The works undertaken to date and the works proposed are unlikely to have any impact on native wildlife. The landscape proposals seek to introduce native planting and hedgerows that will encourage wildlife in the area. Boundary treatments include native hedgerows which should assist in enhancing the habitats on offer.*
- iv. The application does marginally amend the field boundaries within a very localised area. The two existing stone walls are to be replaced (where possible) and new boundaries defined by hedges and post-and-rail fences are designed to break up areas of hard*

standing and enhance the wildlife opportunities. Full details are provided within the landscape planting plan and general arrangement drawings. The pattern of boundaries along Watford Lane are characterised by small local paddocks and fields associated with residential and commercial plots such as those created by this application.

- v. This criterion is not appropriate for a development of this scale. No new roads or significant settlement elements are proposed. The scheme is well related to existing features and the rural fringe form of Watford Lane.*
 - vi. As with criteria 5 there is few significant landscape features. This application seeks to work with the existing landscape character and will have a negligible effect on the overall character and appearance of the local landscape. Further details are provided within the landscape appraisal.*
 - vii. This planning application concerns a small scale development of a single stable block and associated sand paddock. The materials used include traditional natural products such as timber (for the stable elevations) and stone walls. Timber Post-and-Rail fences are used across the site, supported by newly planted native hedgerows. All of these features are commonly found within the local area and reflect the guidance provided in the Council's Landscape Character Assessment SPD.*
- 5.41 *Policy OC6: Agricultural Development* outlines that planning permission will be granted for agricultural development in the countryside provided that the scale of development is appropriate to agricultural needs, and that development is designed and sited such that it does not cause significant harm to visual or residential amenity, or local landscape character.
- 5.42 *The Will Hey Farm development reflects a legitimate need to rationalise Kirsty Wilson Equine as well as providing facilities for tourists making use of the Will Hey Farm Bed and Breakfast. As such it makes a positive contribution to the rural economy while introducing a new building neatly contained amongst the pre-existing farm buildings at Will Hey Farm and along Watford Lane. The stable is a relatively small addition and, as noted previously, will have a very limited (if any) impact on the surrounding landscape character through the use of is semi-buried design and careful landscape treatment. The scheme will in no way injure the amenity of nearby properties or the landscape character.*

- 5.43 *Policy EMP7: Industry and Business in the Countryside* reiterates these points, remarking that permission will be granted for business and industrial development provided that any new buildings are well-related to existing buildings and appropriate to a countryside location in terms of scale, siting, design and external appearance. It also highlights that adequate site access should be available and that the development should not significantly increase traffic movements, particularly on unsuitable narrow roads.
- 5.44 *This development comprises a 4-stall stable block adjacent to existing stabling facilities at Will Hey Farm. The stable will form part of the visual envelope to the existing built form along Watford Lane, specifically Will Hey Farm and the adjacent Watford Cottages. The development's scale is limited by its semi-sunken design and careful landscape proposals which will limit key views of the stable block and the hard standing areas. The sand paddock is visually screened by the two existing dry stone walls.*
- 5.45 *In terms of appearance, the development uses a suite of natural materials comprising mainly of stone and timber. Areas that are not visible will be constructed of modern blockwork and concrete material.*
- 5.46 *In terms of access, Watford Lane currently serves the site and the adjacent residential and commercial premises and for much of its upper length is under the ownership of the applicant. It is intended that this remain the principle vehicle and pedestrian access road to the site. Field accesses are retained as existing, however, improved provisions are made to allow easier transfer of horses from the stables to paddock, including new gates and an access ramp.*
- 5.47 *There will be a minor increase in the number of vehicles visiting the site (some with horse boxes), but this will be negligible given the nature of the business (one-to-one work between Kirsty and horses), not meeting any of the thresholds within the DfT guidance on Transportation Assessment. A development of this scale is therefore classed as having 'no material impact' on the local highways as defined in that guidance.*
- 5.48 *New turning facilities are provided within the application site boundary to allow vehicles and horse boxes to turn. The size of this area has been determined by guidance within the Metric Handbook (2006) for vehicles of this type or size, allowing vehicles to more easily enter and leave the site in a forward gear.*
- 5.49 *Policy BC1; External Materials* states that the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate

surroundings and the wider area. It specifies that natural facing materials will be required in locations conspicuous from public viewpoints, within areas conspicuous from the peak district national park, conservation areas and their settings and other areas where natural materials should dominate.

- 5.50 *The stables will be externally finished in natural timber. This will be stained using a natural coloured wood stain. The roofing materials will be black / grey corrugated sheeting however, this is not 'conspicuous' from any particular vantage points as a result of the design and the landscape treatments proposed.*
- 5.51 *Policy GD6; Landscaping* concerns the landscape treatment of schemes highlighting that, where appropriate, schemes should contain a high standard of hard and/or soft landscape treatment in keeping with the character of the area. This should include the integration of existing features and the use of native species suitable to the location.
- 5.52 *This scheme is accompanied by a carefully designed landscape proposals. This comprises a Landscape General Arrangement / Site Layout as well as a planting plan indicating planting mix and species. The scheme includes the existing stone walls that are present within the site as well as introducing new native planted boundaries.*
- 5.53 *Policy TR11; Footpaths, Bridleways and Byways* specifies that development should not alter the horizontal or vertical alignment of the right of way substantially.
- 5.54 *This application is mindful of two nearby public footpaths the footpaths that runs along Watford Lane which runs along Watford Lane. There will be no works that will affect any of these routes with gates provided as existing.*

Summary of Planning Policy Compliance

- 5.55 This retrospective planning application is considered to be in total accordance with relevant policy for the reasons outlined below:
- The application is predominantly for an agricultural use (other uses are de minimus); being used as it will be for the breaking horses, and therefore is an appropriate development within the Greenbelt and Open Countryside as defined by PPG2 and Local Plan (Saved) Policy OC2;

- Planning policy at the national level, specifically PPS4 and PPS7, supports equine related development within the open countryside, especially where it is related to tourism and agricultural uses and therefore this application contributes to these overarching national policy objectives;
- The application is in support of two rural businesses which is encouraged by PPS7 and the emerging NPPF and associated ministerial statements;
- This planning application is designed to have a negligible visual impact on the 'openness' of the Greenbelt and the Open Countryside in accordance with PPG2 and Local Plan (Saved) Policy OC2.
- The 'sunken' design of the stable will limit any erosion of the visual amenity of the scheme and this coupled with the landscape proposals fully addresses the criteria of Policy OC4;
- This planning application has been carefully designed to respond to the local landscape character through the siting, scale and design of the buildings and landscape proposed, addressing the points set out in policies OC1, OC2, OC4 and GD4 of the Local Plan (Saved Policies).

5.56 It is considered that the principle of this application, as a result of its agricultural use, in support of local economic development and contribution to an existing tourism use is in total accordance with relevant National and Local Policy. In addition this application demonstrates careful design and landscape which further lessen any negligible landscape and visual impact associated with this application and address detailed design policy criteria set at the local level.

6.0 Conclusions

- 6.1 This Planning Statement supports the retrospective application for the construction of a Stable Block, Sand Paddock and associated earthworks at Will Hey Farm, New Mills. This document provides a summary of and incorporates the findings of a Landscape and Visual Appraisal and Design and Access Statement and links them with the relevant national and local planning policy.
- 6.2 It fully addresses the reasons for refusal of a previous application the grounds that it was thought to contravene national policy on Green Belts (PPG2) alongside local countryside policies, OC1 and OC2, by drawing on the evidence provided by the Landscape and Visual Appraisal and Design and Access Statement as well as responding, in turn, to the individual policies and guidance that should be consulted when considering the application.
- 6.3 Alongside this, it demonstrates that the development is justifiable in terms of policy, design and landscape and visual impacts, as well as contributing to overarching economic development policies. This planning statement considers that the development is an important addition to Will Hey Farm, necessary to support the growth of prosperous rural enterprises.
- 6.4 Overall, this statement argues that this development is in total accordance with the policy guidance available for this type of development and that planning permission should be granted.