HIGH PEAK
18 JUL 2013
BOROUGH COUNCIL

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

1.00 **Application for Full Planning Permission**

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

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

4.00 **The Agent**
Randfield Associates
Forge Bank Mill
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Contact Mr Colin Fox

5.00 **Site Context**
This site is an existing agricultural smallholding 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 smallholding 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 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 with hedgerows.

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Present Activity and Future Requirement
The applicants, Mr and Mrs Nuttall, live in the house on the premises and do not operate the smallholding for profit. Their interest and activity associated with the smallholding is equestrian and two fold.

Firstly, they have their own horses for personal use and enjoyment. There are a number (4) stabled on the premises in the Stable Barn; however the horses they can keep are restricted by the size and number of the loose boxes. There is a ménage for training and exercise.

Secondly, they own, train and breed horses for competition. This is a particular area of expertise. These are specialist horses involved in Showjumping and Eventing to a very high standard at national and international level. These horses are inherently large, valuable (both in training and breeding) and require particular care and attention. Currently these animals have to be kept off site as the facilities at home are inappropriate or non existent. The horses are not bread and trained for profit.

For this purpose, it is proposed to erect a building for specific functions not able to be accommodated elsewhere on the property. The requirements the building fulfils are clean, healthy, secure, accessible manageable environment for larger horses, foaling mares and hay + feed. (2 loose boxes)

Associated with the property other than the ménage is a range of fields, in the same ownership, comprising grazing land. The primary use of this land is the production of hay to be used in-house as well as some grazing. Horses and sheep are grazed. The sheep compliment the horses as they eat broadleaf plants and cut the forage whereas horses tear the grass they eat. Presently, the hay has to be sold off as there is nowhere to store it with the conundrum that hay has to be bought in small amounts as needed, which is unnecessarily uneconomic.
Due to the size of the smallholding viable opportunities for use other than the present ones are limited.

References:
Drawings: 2841/ 01D/ 02A/ 04E
Report on Non-Living Accommodation.
Planning Statement of Need (Stephenson & Son)
Letter from the Rural Payments Agency

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6.00 **Proposed Development**

In order to make more efficient and sustainable use of the smallholding and accommodate their equestrian activities the owners propose to demolish the small freestanding poorly constructed building and erect proprietary loose boxes and store in one building in the yard 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 with uncontaminated storage of feed.

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 or open space. There is sufficient provision for the private parking required (there being no public access to the property). The development proposes an increase in building footprint of only 106.5m2. (demolished 29.5 new 136.0)

Whist providing the facilities needed the low single storey building will be of modest proportions sitting within the scale of the existing establishment. The proposed materials comprise stained plank timber boarded external walls with 'Onduline' profiled roofing. This appearance is typical of 'off the shelf' non permanent equestrian buildings in keeping with numerous recent developments in the locality. It is important that the loose boxes are directly accessible from the yard for veterinary purposes.

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 side is mainly visible and this is set in scale and proportion with the surrounding group of buildings. This building will be sited no nearer to the neighbouring house than any of the existing buildings on the site and much further than other buildings with livestock, in adjacent properties

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 (which can be re-graded once the small building is demolished). 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 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. Visiting is limited to family, in any case.

9.00 **Security**

Not withstanding the general vulnerability of farmyards and livestock, security is an important aspect of this activity 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 owners and especially the Vet. The premises benefit from a high level of security, already, with locking entrance gates 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 dry stored in the stable, also.

10.00 **Conclusion**

Reference needs to be made to the accompanying documents including 'Planning Statement of Need and Functional Requirements' as produced by an independent specialist consultant appointed to appraise and evidence the situation.

The proposed development sits comfortably within the functional and aesthetic requirements of policy relative to the important and varied roles of the agricultural environment 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 joint Government and BHIC Horse Strategy Document.

There will be no equestrian or livery business on the property whilst it is owned by Mr and Mrs Nuttall and although registered as a smallholding it is a not-for-profit activity.