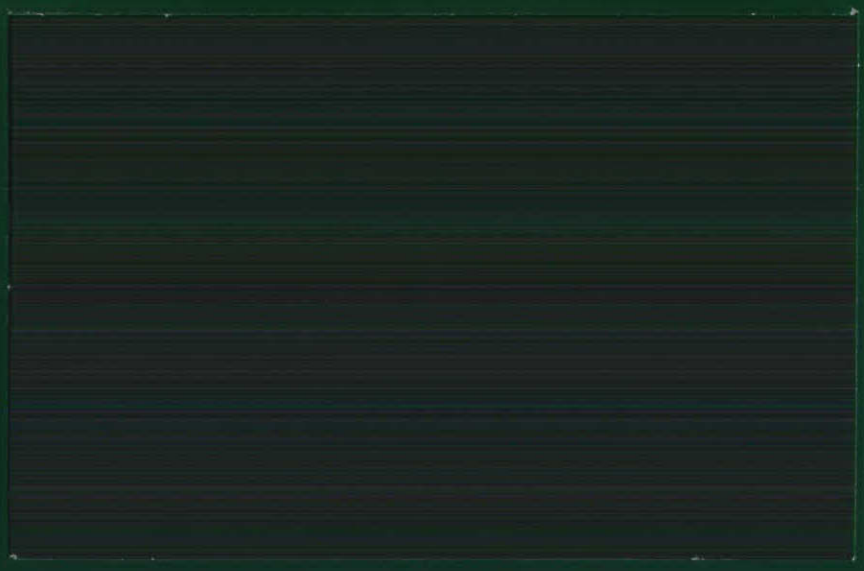

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RICS

Planning Statement of Need and Functional Requirements for the erection of an Agricultural / Equestrian Building at Broadhurst Edge Farm, New Mills, High Peak

1.0 GENERAL INFORMATION

1.1	**Applicant:**	Mr P Nuttall
1.2	**Applicants Address:**	Broadhurst Edge Farm New Mills High Peak SK22 4QG
1.3	**Report Author:**	Davina Fillingham MRICS FAAV Stephenson & Son York Auction Centre Murton YORK YO19 5GF
1.4	**Location:**	Broadhurst Edge Farm New Mills High Peak SK22 4QG

2.0 INTRODUCTION

This independent appraisal has been prepared at the request of Mr P Nuttall in connection with the proposed planning application for the construction of an agricultural/equestrian building at Broadhurst Edge Farm, New Mills.

The report summarises the agricultural and equestrian use with an objective assessment of the need for the proposed development on the Holding. The report makes no recommendations either for or against the Planning Application. The information given in this report can be made available to the Local Planning Authority or to an inspector appointed under any inquiry or hearing in connection with this case at their request.

3.0 SITE VISIT & INSPECTION

A site visit was made to the holding, at which the applicant was interviewed and was able to provide factual information, which is detailed in this report. In addition, the writer inspected the land and buildings together with the stock and produce.

4.0 BACKGROUND

Broadhurst Edge Farm comprises 25.66 acres of grazing land which lies to the west of Mellor Road, together with farmhouse and traditional outbuildings which lie to the east of the road.

To date, the grazing land has been managed by grazing horses and regular harrowing, topping and general grassland management. Mr and Mrs Nuttall are considering the purchase of approximately 20 sheep to provide more effective grassland management, putting them on a rotational grazing system with the horses.

Mr Nuttall and his family currently have ~~10~~ 18 horses, ~~4~~ 7 are kept at Broadhurst Edge Farm, the remaining horses kept off site, including 2 broodmares.

Mr and Mrs Nutall are now looking to bring the breeding mares back to Broadhurst Edge Farm so that the broodmares can be provided with the important care they require prior to and after foaling. The horses are all used for private recreation and competition and they are not a commercial interest.

5.0 EXISTING BUILDINGS AT BROADHURST EDGE FARM

The buildings at Broadhurst Edge Farm provide a small number of traditional agricultural buildings as follows;

Traditional Barn: **15.85m x 6.95m**
Stone construction with steel frame supported roof with PCS sheeting over Divided into 4 stables & walkway, door to North elevation.

Store: **7.30m x 3.85m**
Stone construction, under monopitch PCS roof, currently providing additional stabling accommodation and hay storage.

Comment:

- There is evidence of heavy condensation in the traditional barn stables due to the steel roof. This creates an increased risk of respiratory illness in the horses and is not suitable for raising young foals.
- The access to the main buildings is very steep, given the geographical nature of the area, and provides very poor access in the event of emergencies.
- The store building mono pitch roof also creates a condensation problem and makes the building damp internally.
- There is insufficient storage space for the associated produce and machinery which results in machinery and equipment being stored outside that should, for maintenance purposes, be stored undercover. The haylage and straw required for the livestock on the holding is currently stored outside both in the yard and out in the field from which the haylage comes.

Assessment of existing infrastructure on the holding – Insufficient to meet the existing requirements for the holding and associated horse breeding.

6.0 LAND

The land extends to 25.66 acres (as shown on the attached plan) and lies to the west of the main holding west of Mellor Road, the land lies within a ring fence with an open aspect to the east.

6.1 Schedule

OS Map Ref	NG No	Description	Area Ha	Area Ac
SK0087	0540	Permanent Pasture	1.47	3.64
SK0087	0825	Permanent Pasture	1.20	2.97
SK0087	1011	Permanent Pasture	0.99	2.46
SK0087	0016	Permanent Pasture	1.68	4.14
SJ9987	9229	Permanent Pasture	3.92	9.68
SJ9987	8319	Permanent Pasture	1.11	2.74
		Access	0.01	0.03
			10.38 Ha	**25.66 Ac**

7.0 DEVELOPMENT PROPOSAL

The applicant proposes to construct a purpose built timber framed stable block providing two foaling stables and general storage space for produce and machinery.

Please see elevations and plans for further details on construction.

7.1 Machinery Storage

The following machinery is stored outside;

- Four Wheel Drive Tractor
- Flail Mower
- Harrows
- Paddock Cleaner
- Trailer x 2
- Horse Box

This machinery is required in connection with the management of the grassland. For insurance purposes the equipment should be stored undercover and in a relatively safe and secure area, but currently limitations of available space means that this cannot occur and thus the insurance premium is greater.

7.2 Produce storage

Haylage is produced from the grassland north of Mellor Road. Currently this is wrapped and stored in the yard and in the fields. All straw is brought in and stored in sheeted stacks (again in the yard and field). The straw should be stored undercover to keep dry and currently a lot of straw is wasted as it cannot be stored correctly.

7.3 Foaling Stables

The breeding horses will be kept at Broadhurst Edge Farm. The current stabling at the farm is not suitable for breeding horses for the following reasons:

- Narrow Doorways – Should a horse require urgent veterinary attention and removing from the stable the narrow doorways provide a restricted access for any mechanical assistance.
- The building has very poor ventilation
- There is a shortage of natural light.
- Condensation from the roof is a continuous problem.
- It provides stabling for only the existing horses on the holding.

All of the above factors provide a poor environment for mares in foal and rearing foals. A modern structure would provide more natural light, better ventilation, larger foaling boxes and larger door openings for better access in the case of emergency.

The provision of two foaling boxes within the proposed new building would mean that the breeding mares would be within sight and sound of the dwelling and essential care can be provided at short notice.

The building will also be able to provide shelter for the sheep as and when required.

8.0 Landscape Impact

The building has been designed accounting for the surrounding landscape, utilising traditional natural materials and should not detract from the local landscape.

The level of the proposed building means it will sit well within the hillside and benefits from the natural screening provide by the tree to the northern boundary of the farmstead. The high level dry stone wall to the east of the proposed development will provide further screening.

At present, haylage bales in black silage wrap and machinery stored outside are all visible from across the valley. The provision of this agricultural/equestrian building will provide storage for these items and reduce their visual impact on the landscape.

9.0 National Planning Policy

National Planning Policy Framework – March 2012

The policy framework introduced in March 2012 has a presumption in favour of sustainable development on three dimensions; economic, social and environmental.

Response:
The proposed development is a sustainable development with every aspect considered in terms of sustainability.

Construction of the building will enable the applicant to;

- **Store the haylage produced from the holding and straw effectively so not to waste the produce.**
- **Store machinery undercover and in a more secure location.**
- **Breeding and keeping horses for personal use (competitions).**
- **Improve the grassland management on the holding using the sheep**

10.0 Local Planning Policy

With reference to the saved policies of the High Peak Local Plan.

OC2 - Green Belt Development

In the area of green belt defined on the proposals map approval will not be given, except in very special circumstances, for the construction of new buildings for purposes other than:

- *Agriculture & Forestry*
- *Essential facilities for outdoor sport recreation and cemeteries*
- *Limited extension alteration and replacement of existing dwellings*
- *Limited infilling or redevelopment of existing major developed sites*

Other development including material changes in the use of the land and buildings, will only be permitted where it maintains the openness of the greenbelt and does not compromise Green Belt purposes

Development within or conspicuous from Green Belts should not injure the visual amenities of the Green Belt.

Response:
The new building is required for the storage of produce from the holding, together with the housing of breeding horses. The proposed development will not compromise the existing openness of the greenbelt or the visual amenity – in fact the provision of covered storage will reduce the impact on the visual amenity of the greenbelt by storing items currently left outside and visible from a distance

OC3 – Special Landscape Area Development

Within the Special Landscape Area defined on the proposals map, development in accordance with policies 0C1 and OC2 will be permitted, provided that it will not detract from the special qualities and character of the Special Landscape Area.

Where development is permitted in the Special Landscape Area the developer will be required to have special regard to the landscape quality of the area in relation to siting, design and landscaping.

Response:
In the design of the proposed building special regard has been had to the landscape, quality of the area in terms of siting, design and landscaping so not to detract from the special qualities and character of the Special Landscape Area.

OC6 – Agricultural Development in the Countryside

Planning permission will be granted in the countryside for development required for agricultural purposes, provided that;

- *The scale of the development is appropriate to the agricultural need; and*
- *The development is designated and sited such that it does not cause significant harm to visual or residential amenity, or local landscape character ; and*
- *Buildings will be demolished if no longer required for agricultural purposes in prominent or isolated locations and in other locations if an acceptable alternative use cannot be found.*

Response:
Having inspected the holding and the plans for the proposed development, I am satisfied that there is an agricultural/ equestrian need for the proposed development associated with the management of 26.55 acres of land and the breeding of horses. The development should not be of detriment to neighbouring properties given its siting and level in relation to surrounding properties and the landscape.

11.0 Conclusion

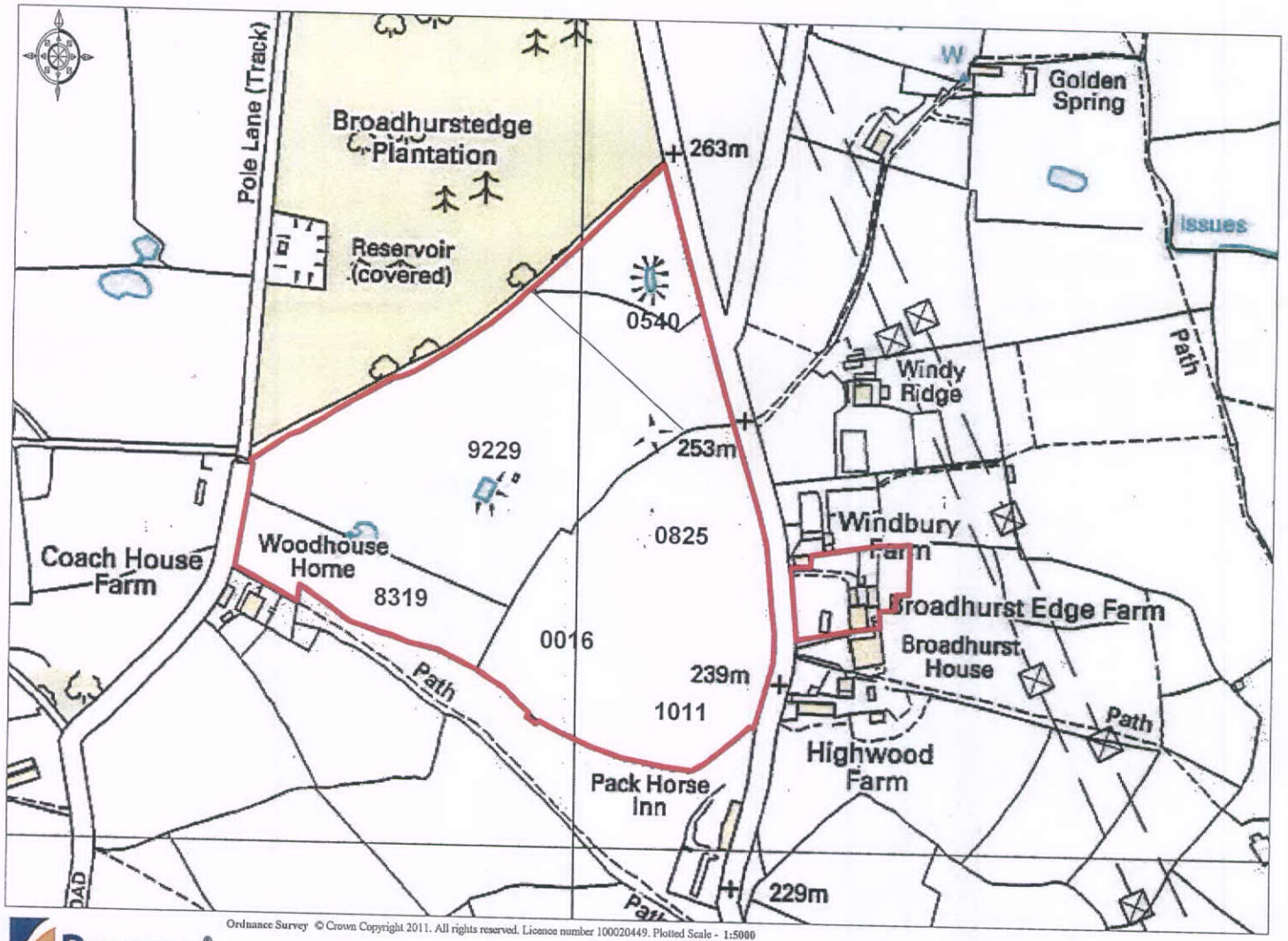
- **It is clear from a site inspection that there is a need for the proposed development if the applicant is to pursue the development of a horse breeding programme.**

- The proposals will improve the grassland management of the land by utilising sheep as well as horses.

- There are no existing buildings that are available or suitable for the proposed use.

- The site for the proposed development and levels sit well within the landscape and the proposal will not detract or affect the amenity of any neighbouring properties.

- The provision of additional storage should improve the visual impact of the holding on the landscape



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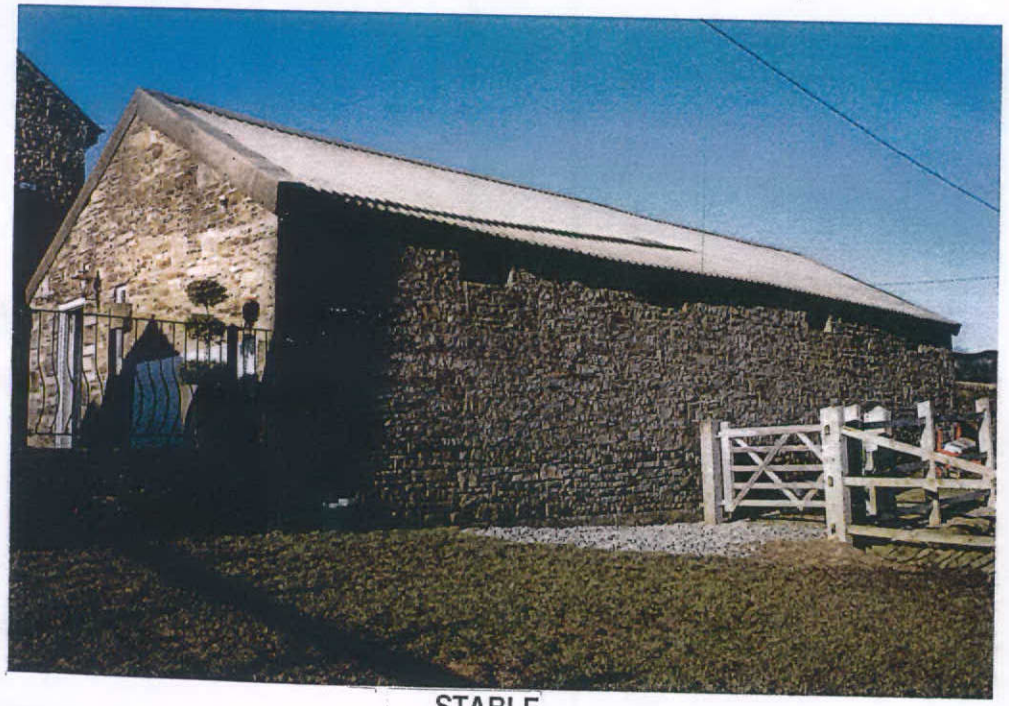
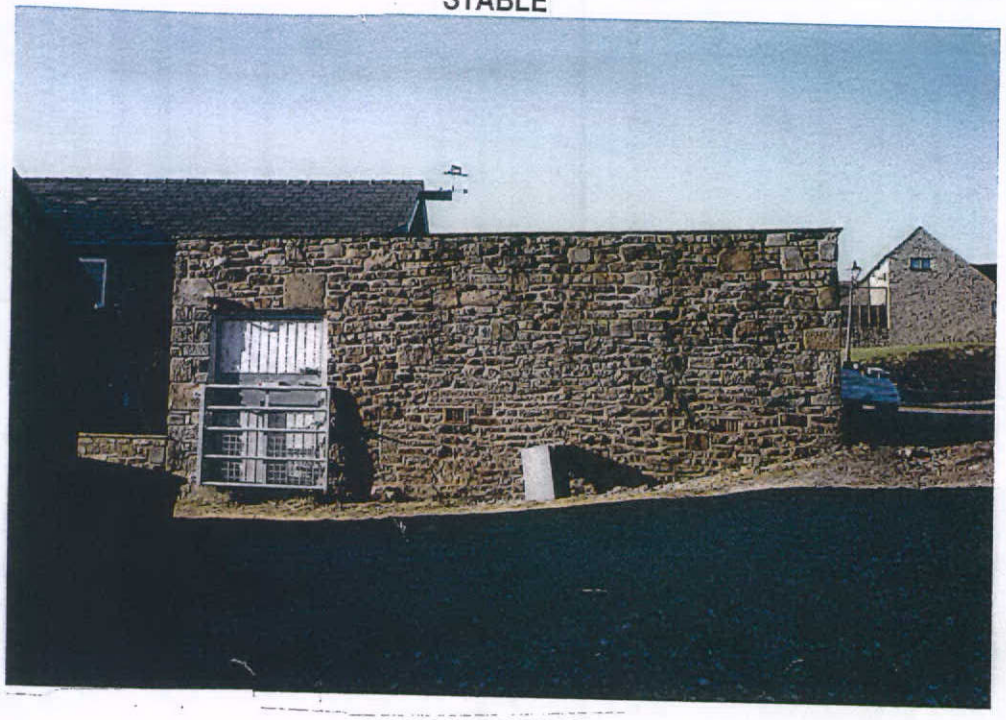


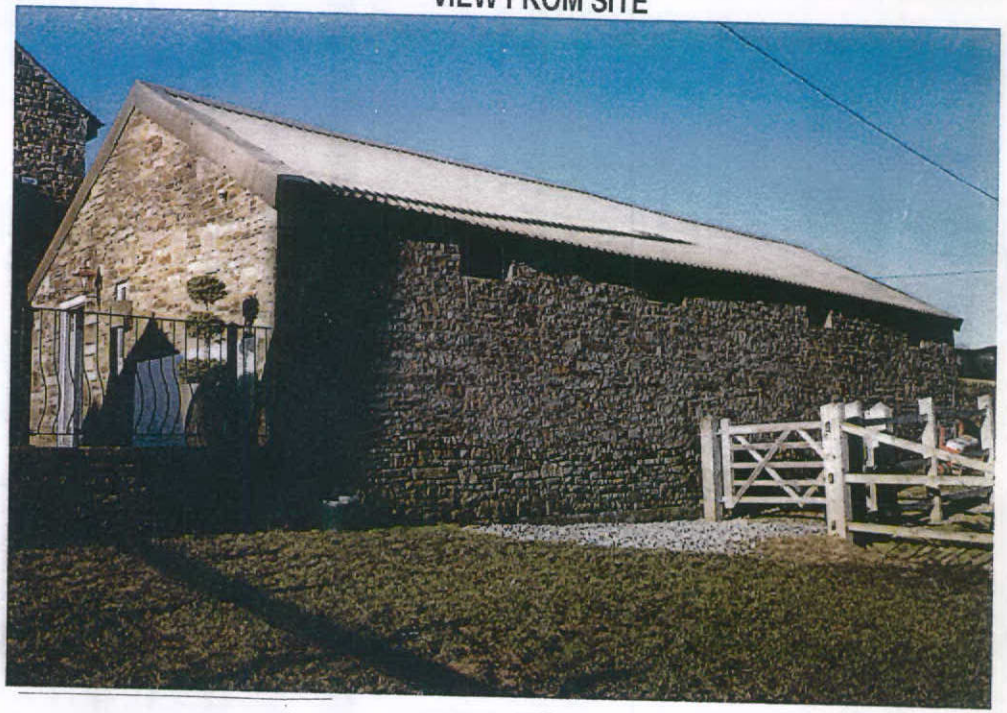
STABLE



VIEW FROM SITE



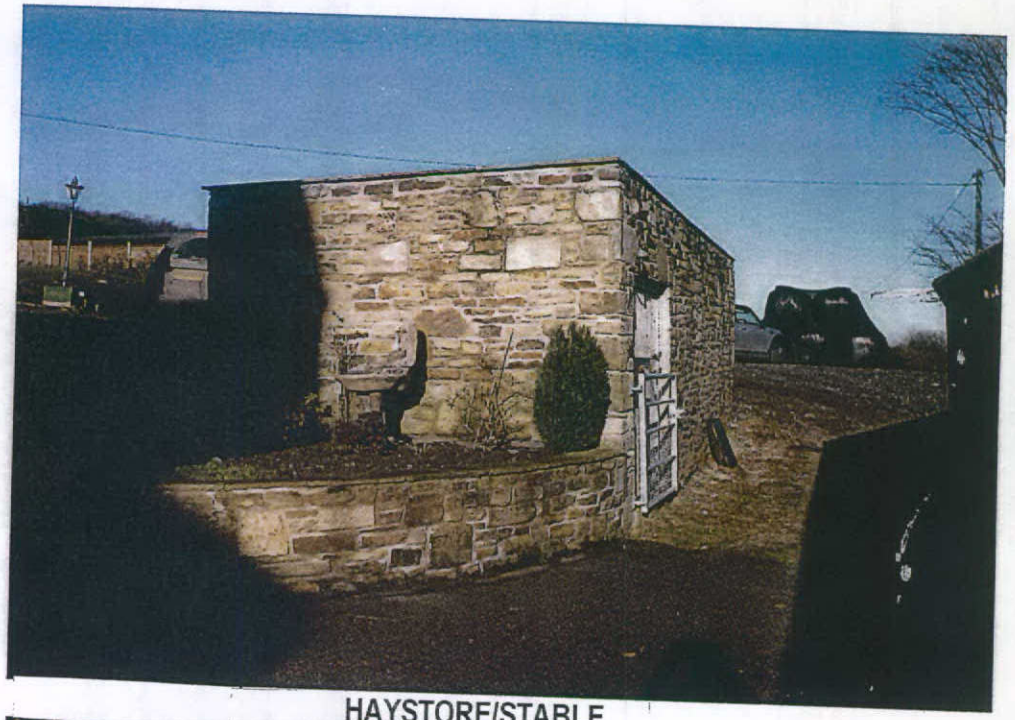
SMALL BUILDING



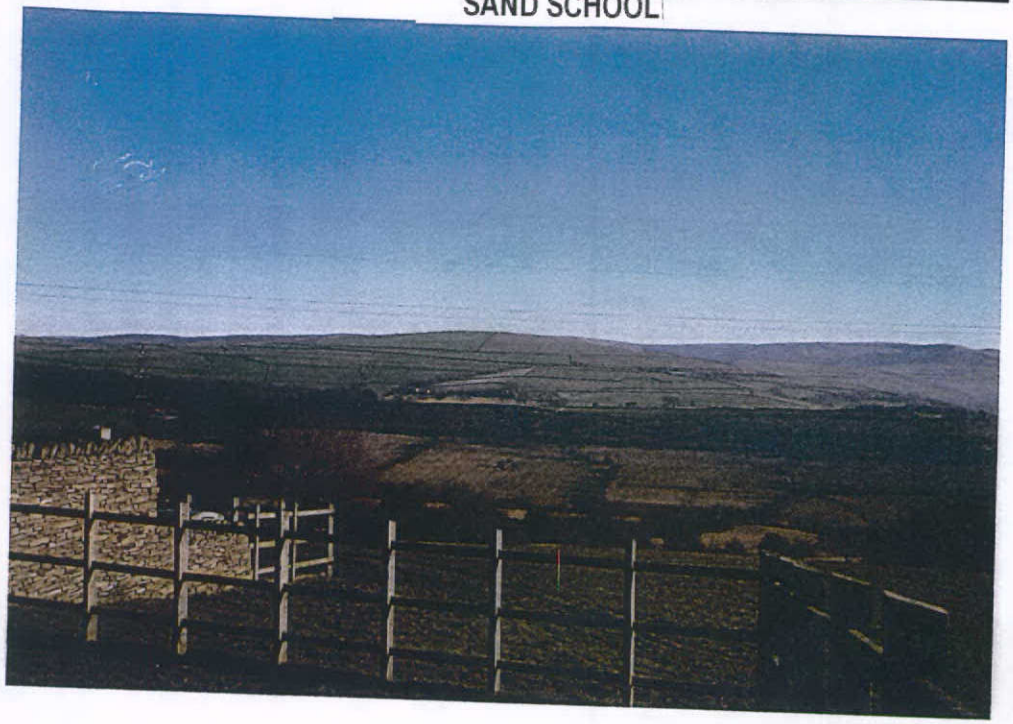
STABLE



SAND SCHOOL



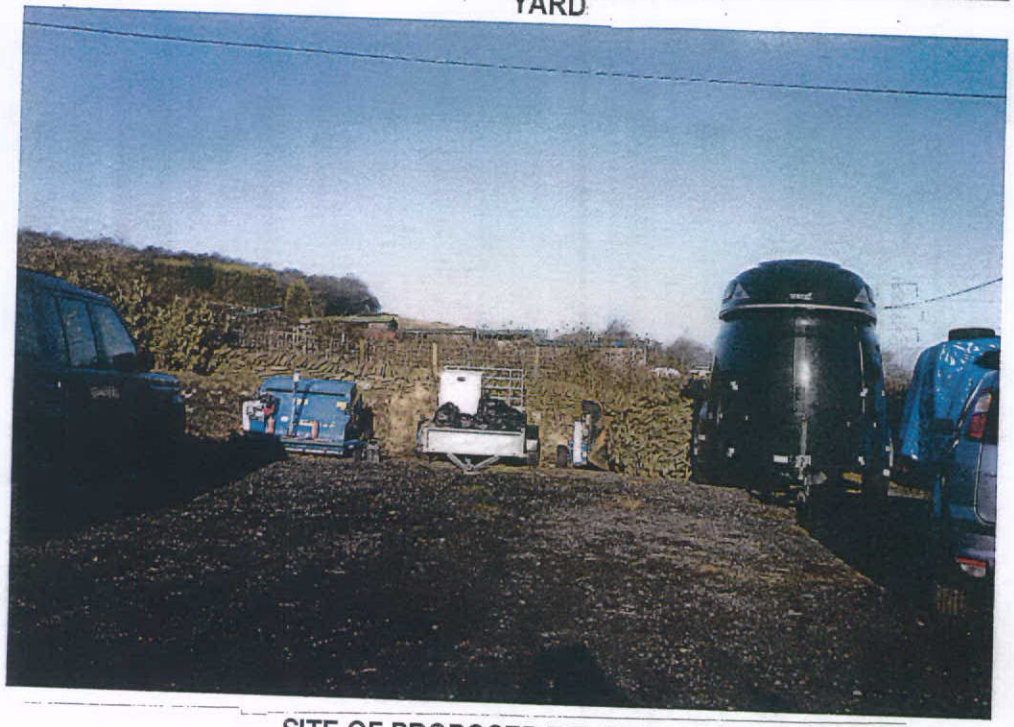
HAYSTORE/STABLE







YARD



SITE OF PROPOSED DEVELOPMENT

