

PLANNING STATEMENT

Including Design and Access and Ecological issues.

Client: Ms. J Arnfield.

Location: Laneside Farm, Laneside Road, New Mills, Derbyshire, SK22 4LU.

Proposal: Retrospective amendment of application no. HPK/2015/0553 for the change of use from the site from agricultural to equestrian use and the construction of an all-weather outdoor riding area including earth-shaping.



1. INTRODUCTION

- 1.1 This statement is submitted in support of a retrospective amended full planning application for the change of use of the land from agricultural to equestrian and the construction of an all-weather riding area including earth-shaping.
- 1.2 The original application (no. HPK/2015/0553) for the change of use of the land and the construction of the riding area was approved in December 2015.
- 1.3 The application has been amended because during construction two water mains, their presence unknown to the applicant, were found. These mains are situated next to each other and cross the site in a diagonal from south-east to north-west at a point roughly three-quarters of the way across the site. The discovery of the mains has meant that the design of the site had to be changed to accommodate the mains and so not to damage them.
- 1.4 The position and depth of the water main beneath the previous ground levels has meant that it was not possible to build a single level riding area. Instead the riding area has been split into two parts – a riding area or manège in the south eastern part of the site with a lunging area to the west of it. The lunging area is about a metre higher than the riding area because it was not possible to excavate down as far as originally proposed. The two areas are separated by a 2.4 metre wide and 1 metre high grass slope. The water mains now run beneath the lunging area where there is adequate cover to protect them. Please see Drawing No. 3570-02C – General Arrangement. The work is nearing completion and the two riding areas are intended for personal and family use and not for commercial purposes.
- 1.5 The amended scheme remains within the original red line. The changes from the approved scheme are:
 - The approved scheme consisted of a single 50 metre long by 20 metres wide single riding area which was to be used for both riding and lunging. The presence of the water mains has meant that the riding area has had to be split into two parts; a 38 metre long by 20 metres wide riding area or manège and a 16 metre by 20 metres wide lunging area to the south-west of the riding area separated from the riding area by a 2.4 metre wide grass bank.
 - The proposed landscaping is amended. The landscaping would now consist of an area of hawthorn planting on the opposite side of the brook, a row of lime trees

(*Tilia cordata*) on the south side of the brook and a hawthorn hedge on the western side of the lunging area. The proposed area of hawthorn on the opposite side of the brook is between an existing hawthorn to the west and a group of hawthorn to the east and when grown the hawthorns would together with the existing bushes provide a screen masking views from the houses to the north.

1.6 The following drawings are submitted with the application:

1. No. 3570-01B – Location and site plans;
2. No. 3570-02C – General Arrangement;
3. No. 3570-03C – Elevations and Fence Detail;
4. No. 3570-05A – Landscaping and General Arrangement.

2 THE APPLICATION SITE AND ITS SETTING

2.1 The application site is to the west of Laneside Farm, a stone Grade II listed building. The application site is outside the curtilage of the listed building and there are timber stables and a stable yard between the house and the site.

2.2 The photograph on the front page shows the original site which was semi-improved pasture. A large part of it was relatively flat but the land sloped away in the west, in the north-east and to the brook to the north of the application site.. There is a mature sycamore tree close to the brook but this tree is outside the application site.

2.3 There is a public footpath along the track to the south but this would not be affected by the proposed development.

2.4 A walk-over ecological survey – mainly flora – has been carried out. The details are set out in Appendix 1. The field was improved grassland; that is grassland which has relatively few species of both grasses and flowering plants as a result of either ploughing and re-seeding or through the effect of heavy grazing, drainage, or the application of herbicides, inorganic fertilisers, slurry or high doses of manure with the result that it has lost many of its species.

3 DESIGN AND ACCESS ISSUES

3.1 Design and Access matters are described below:

- **Appearance** – The design of the proposal is shown on the submitted drawings. The location of the proposed riding area was chosen carefully for both landscape and amenity reasons so that it would be close to the stables but also well away

from the houses on Laneside Road where it would be seen against the backdrop of a slope and the wall along the track to the south of the application site and the hedge on the other side of the track.

The ménage and the lunging area are cut into the slope on the southern and western sides of the site with a grass slope separating them. As with original proposal there is an embankment on the northern side of the site.

In order to construct both the manège and lunging area within the approved red line the riding area has been moved closer to the stables to the south-east to enable both the riding area and lunging area to be accommodated within the original application area.

- **Scale** – The dimensions are:
 - The manège or riding area - 38 metre long by 20 metres wide.
 - The lunging area - 16 metre by 20 metres wide
 - A 2.4 metre wide grass bank separating the two areas.
 - Total dimensions of the development 56.4 metres long by 20 metres wide.
- **Layout** – This is shown on drawings no. 3570-02C.
- **Landscaping** – Please see Drawing No. 3570-05B
- **Access** – Construction access would be via the existing track. The long-term access would be on the north side as shown on drawing no. 3570-02C.

5 PLANNING POLICIES

- 5.1 The Development Plan for the High Peak consists of saved policies from the 2005 Local Plan. The Borough Council has submitted for examination a new Local Plan and this is currently in the examination stage and has not been considered.
- 5.2 The site is in the Countryside and not the Green Belt and the following saved policies in the 2005 Local Plan which have been considered are Policies:
- GD4 – Character, Form and Design.
 - GD5 – Amenity.
 - OC1 – Countryside Development.
 - OC4 – Landscape Character and Design.

- BC8 – Settings of Listed Buildings.

5.3 For the sake of brevity the relevant policies in both the saved Local Plan and the NPPF are discussed in detail where required in the next section.

6. THE CASE FOR THE PROPOSED DEVELOPMENT

6.1 The principle of the change use and the construction of a manège on the site were accepted with the approval of the previous application.

6.2 The key issue now is:

- The impact of the changes to the scheme including impact on the countryside, the amenity of the nearby houses and the listed building.

This issue is addressed below.

The impact on the countryside.

6.3 The main policy relating to development in the countryside is the saved adopted Local Plan policy OC1. Under this policy development must not detract from the open character of the countryside; must not generate significant traffic; or have an adverse effect on the character and distinctiveness of the countryside.

6.4 The impact on the countryside remains much as in the approved scheme. The ménage is for the personal use of the applicant and family and would not generate significant traffic. The development has been sited so as to have little, if any, adverse effect on either the openness or character of the countryside. When viewed from the north and north-west the development is seen against a back drop of a grassed slope and the wall along the track and the hedge on the other side of the track.

6.5 The land was improved pasture and not of special ecological value and the loss of the area causes no harm to the local ecology.

The impact on the amenity of the nearby houses.

6.6 The flattest part of the holding is the land north of the brook to the rear of the houses on the southern side of Laneside Road. However, this site was discounted as a location for the riding area because of the proximity to the houses.

6.7 The nearest point of the proposed riding area is about 80 metres away from the nearest house on Laneside Road. No floodlights are proposed and the site is for personal and

family use only and any noise is likely to be low; with little impact on the amenity of the houses. The proposed landscaping would, when grown, mask the development when viewed from the nearest houses.

Impact on the listed building.

6.8 It is contended that there will be none.

7. CONCLUSION

7.1 It is considered that the retrospective development accords with the saved policies in the adopted Local Plan and that the changes to the design, which are necessary practically, do not conflict with these policies. The District Council is therefore respectfully requested to grant approval for this development.

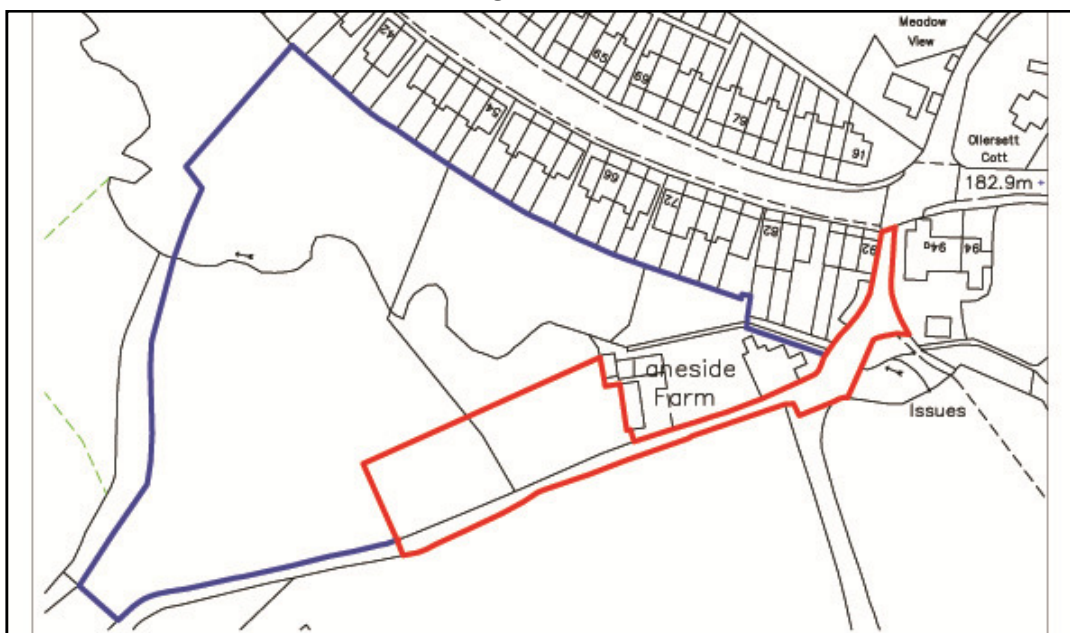
APPENDIX 1

LAND TO THE WEST OF LANESIDE FARM, LANESIDE ROAD, NEW MILLS **ECOLOGICAL SCOPING STUDY.**

1. The application site is situated to the west of Laneside Farm on land belonging to Ms J Arnfield. The application site is part of a field which is down to pasture and used for horse grazing. The field slopes down to a stream to the north and is one of three fields owned by the applicants. There is a stone wall on the south side of the site and a sycamore tree to the north-west near the brook. The main purpose of this report is to determine whether the site is improved or semi-improved grassland and whether there is anything else of special ecological interest on the site.
2. Improved grasslands are those meadows and pastures which have not been ploughed or re-seeded or have not been so affected by heavy grazing, drainage, or the application of herbicides, inorganic fertilisers, slurry or high doses of manure that they have lost many of the original species which one could expect to find in an unimproved sward. Such grasslands are rare and rich in species diversity.
3. Improved grasslands are the opposite; these have been ploughed and re-seeded or heavily affected by heavy grazing, drainage, or the application of herbicides, inorganic fertilisers, slurry or high doses of manure and as a result have lost many of their species. They have a very limited range of grasses and few herbaceous flowering plants.
4. Semi-improved grassland is a transition category made up of grasslands which have been modified by artificial fertilisers, slurry, intensive grazing, herbicides or drainage, and consequently have a range of species which is less diverse and natural than unimproved grasslands. Such grasslands may still of some conservation value.
5. The field was inspected on 27 June 2015. The main purpose of the survey was to identify plant species to determine whether the grassland was unimproved, semi-improved or improved and to search for sign of badgers. The survey consisted of a walk-over survey of the proposed development site, the likely area where machines carrying out the earth-shaping would be working, and the rest of the application field including to the north of the brook. The adjoining field to the west was also briefly surveyed. No sign of badgers was found during the survey.

6. The proposed outdoor riding area would be built in the area edged red on the plan. The rest of the field would be left as at present. The area surveyed included the eastern field including the north side of the brook and the field to the west.

Fig 1 – Location Plan



7. The photograph below is taken from the western part of the site of the proposed manège. As can be seen in the photograph the site is grazed and slightly poached with numerous buttercups present.

Photograph 1 – the application site.



8. The Magic Map application on the Internet revealed that the site is not an SSSI or a nature reserve or a Priority Grassland Habitat.
9. The grasses noted were:
- Rough Meadow Grass (*Poa trivialis*)
 - Timothy (*Phleum pratense*)
 - Yorkshire Fog (*Holcus lanata*)
 - Ryegrass (*Lolium perenne*)
10. The flowering plants noted were:
- Broad-leaved dock (*Rumex obtusifolius*).
 - Common Chickweed (*Stellaria medis*).
 - Common Sorrel (*Rumex acetosa*).
 - Dandelion (*Taraxacum vulgaria*).
 - Dock (*Rumex obtusifolius*).
 - Field and Creeping Buttercup (*Ranunculus acris* and *Ranunculus repens*). Both abundant.
 - Greater Plantain (*Plantago major*).
 - Ground Ivy (*Glechoma hederacea*). One plant north of the brook.
 - White Clover (*Trifolium repens*).
 - Ragwort (*Senecio jacobaea*). Occasional plants.
 - Redshank (*Polygonum persicaria*).
 - Silver weed (*Potentilla anserina*).
 - Yarrow (*Achillea millefolium*).
11. As can be seen in the photograph the sward is bright green indicative of improved grassland and uneven, indicative of poaching, and is relatively species poor with creeping and field buttercups abundant. The other herbaceous flowering plants are scattered and occasional. All of the grasses and the flowering plants are common species. The site is considered to be improved grassland.