

Design and Access Statement

August 2024

*Replace existing caravan with holiday let cabin and new stables at
The Cedars, Tunstead Milton, Whaley Bridge, High Peak SK23 7ER*



Figure 1: Aerial view showing location

- **Applicant**
Laura Sugden Smith
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Replace existing caravan with holiday let cabin and new stables
- **Location**
The Cedars, Tunstead Milton, Whaley Bridge, High Peak SK23 7ER
- **Agent**
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1.00 General Background

This application is to replace an existing caravan with a holiday let cabin and new stables.

The site falls outside the conservation area and lies within Open Countryside, as can be seen in Figure 2 which is an extract from the Local Plan Map. The Cedars is a working farm with a 40 acre holding. The site area is 365m².

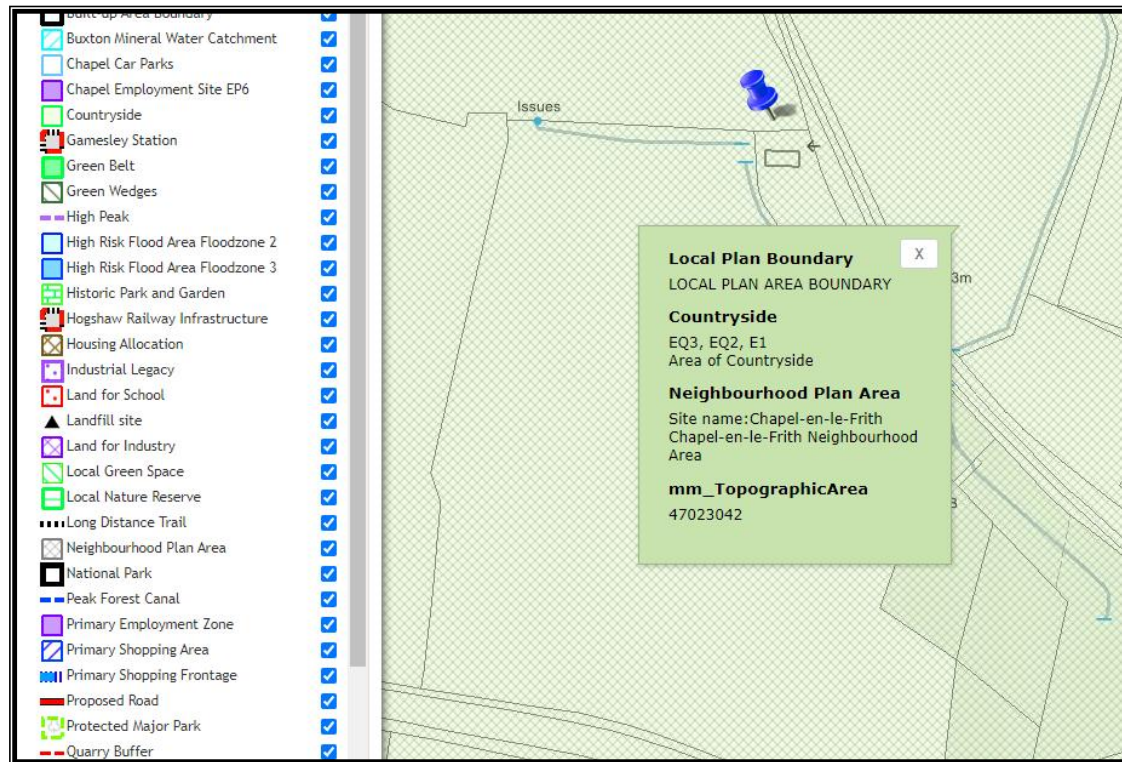


Figure 2: Local Plan Extract

The caravan has been located in its current location for at least 19 years, as the Google Earth satellite image confirms in Figure 3, which is dated 06th September 2005. Figure 4 is a further Google Earth satellite image which is dated 18th June 2017.

The caravan has been used by family and friends of the applicant since its installation on site.



Figure 3: Google Earth dated 06th September 2005



Figure 4: Google Earth dated 18th June 2017

2.00 The Proposal

This application is to remove the existing caravan and provide a holiday let cabin and new stables.

3.00 Design

The design of the cabin and stable are simple and typical of equestrian/agricultural buildings: the roofs are pitched with profile sheet roof, the walls are timber clad and the joinery is timber framed.

4.00 Access

The access location is unchanged. Access arrangements are modified to provide both a vehicular and pedestrian access gate.

5.00 Planning Policy and Development in the Open Countryside

The site lies within Open Countryside.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the Chapel-en-le-Frith Neighbourhood Plan (2015) and the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S6 Central Sub-area Strategy
EQ2 Landscape Character
EQ3 Rural Development
EQ5 Biodiversity
EQ9 Trees, Hedgerow and Woodland
E6 Promoting Peak District Tourism and Culture
CF6 Accessibility and Transport

Supplementary Planning Documents

Landscape Character Assessment SPD (2006)
Design Guide (2018)

National Planning Policy Framework 2023

Achieving Sustainable Development Chapter 2
Building a Strong Competitive Economy Chapter 6
Promoting Sustainable Transport Chapter 9

Principle of Development

Chapter 6 of the NPPF refers to the need to delivering a strong and competitive economy.

Paragraph 84 refers to supporting a prosperous rural economy and states:

‘Planning policies and decisions should enable:

....c) sustainable rural tourism and leisure developments which respect the character of the countryside;...’

Sustainable Development

The proposal is to create small scale holiday accommodation and will not have any detrimental impact on the site, locality or wider open countryside.

As such the proposals will fulfil the aspiration of the National Planning Policy Framework (NPPF) of making this development useful and sustainable.

Local Plan Policy EQ 2 – Landscape Character

EQ 2 states:

‘The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

This will be achieved by:

Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers, ecological networks or other topographical features

Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.

Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park

Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.'

Comment

The proposals meet the criteria of EQ 2 as follows:

- The proposal is low key and maintains the openness of the site and would not harm any trees, hedges or wildlife habitats.
- The proposals would cause no harm to the local or wider landscape due to its proportionate massing and scale.
- Given the small scale of the proposed development and the positioning of the development, the proposals would not harm or be detrimental to the character of the local and wider landscape or the setting of a settlement.

Local Plan Policy EQ 3 – Rural Development

EQ 3 states:

'Outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

This will be achieved by:

- *Supporting the provision and expansion of tourist and visitor facilities in sustainable locations where identified needs are not met by existing facilities'*

Comment

The proposals meet the criteria of EQ 3 as follows:

- The proposed site is sustainable: it is close to the town centers of both Chapel en le Frith and Whaley Bridge both of which have railway and bus networks, with Chapel Milton being on the bus route, and a variety of shops and services.
- The pandemic has created a countrywide need for holiday lets. In The High Peak and Peak District demand for holiday accommodation is high.

Amenity

Policy EQ6 of the 2016 Local Plan seek to ensure that new development will not create unacceptable loss or suffer from unacceptable levels of privacy or general amenity. Careful consideration needs to be given to the design, orientation and siting of new dwellings to ensure that the occupiers have a satisfactory level of amenity and do not result in a loss of amenity to occupiers of the adjacent properties.

The proposal would cause no overlooking or privacy issues to the surrounding properties.

6.00 Environmental Analysis

Site stability, contamination and soil types

The site would not be designated as contaminated land.

Wind and micro climate

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

No known archaeological features exist on site. No heritage assets are affected by the proposals.

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views to the Peak District hills.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals.

Trees

No trees will be affected by the proposals.

7.00 Conclusions

It is clear from the foregoing that the proposals would maintain the openness and constitute no harm to the Open Countryside.

We would therefore urge High Peak Borough Council to grant permission for this application.