

A.E. Planning Consultants.

Planning Statement.

Laneside Farm, Laneside Road, New Mills, High Peak, SK22 4LU.

Proposed re-development of stables, all-weather outdoor riding arena and horse walker, to construct a 3-bedroom bungalow with small stable block, amended access and landscaping.

A.E. Planning Consultants Ltd
57 Bollington Road
Bollington
Macclesfield
Cheshire
SK10 5EJ
07765 308 547

INTRODUCTION

- 1.1 This statement has been prepared on behalf of Mr David Mckenna in support of a planning application seeking to re-develop the equestrian facility on land to the west of Laneside Farm, New Mills, SK22 4LU. The application proposes the construction of a 3-bedroom bungalow with a small stable block, amended access, and landscaping.

2.0 SITE LOCATION AND THE APPLICATION

- 2.1 The application site comprises of the stables, the all-weather riding arena and the horse walker. Photographs of the site are submitted in the Heritage Impact Assessment. The site is situated to the west of Laneside Farm which is a Grade II Listed Building. Access to the site is via the narrow lane, which is also a public footpath, leading south-west from Laneside Road. To the north and west are fields with sporadic trees and hedgerows. There are a number of houses to the north on both sides of Laneside Road. The Local Plan shows the site as lying within the Open Countryside but on the edge of the built-up area boundary.
- 2.2 The proposal is to re-develop the site and construct a detached 3-bedroom bungalow with a small stable block and tack room. The vehicular access to the existing stables would be modified and re-aligned to provide the access and driveway to the dwelling. Garden areas would be provided at the front and rear of the bungalow. All of the existing equestrian infrastructure would be removed. The proposal would be a self-build project to be occupied by Mr David Mckenna and his family. The stables would be for personal use with the family horses grazing on the adjoining fields.
- 2.3 The documents and plans submitted with the application include
- ✓ 25/1543 – 00 – Site location and block plan.
 - ✓ 25/1543 – 01 – Existing site plan.
 - ✓ 25/1543 – 02 – Laneside Farm – existing elevations.
 - ✓ 25/1543 – 03 – Existing stable elevations
 - ✓ 25/1543 – 04 – Proposed site plan with sections.
 - ✓ 25/1543 – 05 – Proposed plans and elevations – bungalow.
 - ✓ 25/1543 – 06 - Proposed plans and elevations – stables.
 - ✓ RBS - 25/4629/001 Rev A – Topographical survey.
 - ✓ Ecological Appraisal prepared by Ostara Ecological Services – October 2025.
 - ✓ Heritage Impact Assessment – Document Reference: 2721 – HIA – March 2026
 - ✓ Landscape proposals plan - 423/LAND/L/100 Rev P01.
 - ✓ Landscape planting schedule with implementation plan - 423/LAND/L/400 Rev P01.
 - ✓ Arboricultural Impact Assessment and Method Statement - Report Ref: 423/R/200.

3.0 PLANNING HISTORY

- 3.1 High Peak Borough Council has confirmed that the site has the following relevant planning history.

HPK/2016/0534 - Retrospective amendment of application no. HPK/2015/0553 for the change of use of the site from agricultural to equestrian use and the construction of an all - weather outdoor riding area including earth-shaping – Approved - 04.11.16

HPK/2015/0553- Proposed change of use of the site from agricultural to equestrian use and the construction of an all-weather outdoor riding area including earth shaping to level the ground – Approved – 01.12.15

4.0 PLANNING POLICY

- 4.1 The Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This section focuses on the relevant national planning policy guidance, which is a material consideration in the determination of this application, as well as reviewing the development plan for High Peak and the National Planning Policy Framework.

National Planning Policy Framework.

- 4.2 The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It is a material consideration in the determination of planning applications. The current version of the Framework was published on 12 December 2024.

- 4.3 Paragraph 11 states that: “Plans and decisions should apply a presumption in favour of sustainable development”. It confirms that for decision-taking this means:

“...c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

- 4.4 The following sections of the Framework are considered relevant to the consideration of this application:

Section 2 - Achieving sustainable development.

Section 4 - Decision-making.

Section 5 – Delivering a sufficient supply of homes.

Section 6 – Building a strong, competitive economy.

Section 9 – Promoting sustainable transport.

Section 11 – Making effective use of land.

Section 12 - Achieving well-designed and beautiful places.

Section 15 - Conserving and enhancing the natural environment.

Section 16 - Conserving and enhancing the historic environment

- 4.5 The Framework seeks to achieve sustainable development and explains that this involves seeking positive improvements in the quality of the built, natural, and historic environment, as well as in people's quality of life. This includes promoting good design and the continued protection of the Green Belt.

- 4.6 Section 12 of the Framework relates to achieving well-designed places. Paragraph 135 states that: *"Planning policies and decisions should ensure that developments:*

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and in summary it states that local planning authorities should aim to ensure developments;

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 4.7 Paragraph 139 states that: *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”

The Development Plan.

4.8 The High Peak Local Plan (2016) sets out the strategic priorities for the future development of High Peak together with a series of detailed planning policies and proposals designed to deliver sustainable development. The Local Plan Strategy identifies the strategic objectives for spatial planning in High Peak up to 2031. Relevant policies include: -

- S 1 Sustainable Development Principles
- S 1a - Presumption in Favour of Sustainable Development.
- S 2 - Settlement Hierarchy.
- S 6 Central Sub-area Strategy
- EQ 2 – Landscape Character.
- EQ 3 – Rural Development.
- EQ 5 – Biodiversity.
- EQ 6 - Design and Place Making.
- EQ 7 – Built and Historic Environment.
- EQ 9 - Trees, woodland and hedgerows.
- H1 – Location of Housing Development
- H3 – New Housing Development
- CF 6 - Accessibility and Transport

4.10 Policy S1 of the adopted Local Plan (LP) sets out a number of sustainability principles which all new development proposals should incorporate to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment. Policy S1a reflects the presumption in favour of sustainable development set out within the Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

4.11 LP Policy S2 ‘Settlement Hierarchy’ directs development towards the most sustainable locations in accordance with the following settlement hierarchy: Market Towns, Larger Villages and Smaller Villages. New Mills is a Market Town and will be one of the main focuses for housing.

4.12 Policy S6 Central Sub-area Strategy confirms that the Council will seek to promote the sustainable growth of the Central Area such that it reflects the historic character of the

settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community.

- 4.13 LP Policy EQ2 requires proposals 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. Development must be sympathetic to the landscape character of the area and avoid harm
- 4.14 LP Policy EQ3 refers to rural development and seeks 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. With reference to residential development the policy supports the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside. The policy also supports equestrian development where it does not have an adverse impact upon the character and appearance of the area
- 4.15 LP Policy EQ5 seeks to prevent harm to the biodiversity of a site and seek appropriate enhancement measure where possible.
- 4.16 LP Policy EQ6 of the Local Plan states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. The policy requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.
- 4.17 LP Policy EQ7 confirms that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7. Particular protection will be given to designated and non-designated heritage assets and their settings.
- 4.18 LP Policy EQ9 seeks to protect existing trees, woodlands, and hedgerows.
- 4.19 LP Policy H1 refer to the location of new housing. Amongst other things the policy promotes the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose. The policy also supports self-build housing schemes.
- 4.20 LP Policy CF6 seeks to ensure that all development can be safely accessed in a sustainable manner.

- 4.21 The Council has also produced a Residential Design Guide (December 2005) which confirms the Council's commitment to achieving a high standard of design.
- 4.22 The High Peak Design Guide Supplementary Planning Document (SPD) was adopted by High Peak Borough Council on the 20th February 2018.

5.0 PLANNING CONSIDERATIONS

Open Countryside Policy - Principle of the Development.

- 5.1 For the purposes of the Local Development Plan (LP) the site lies outside of the built-up area boundary in the open countryside. The application proposes the re-development of the equestrian site by the construction of a detached bungalow and small stable block with associated curtilage, access, parking and landscaping. The proposal is a self-build project to be occupied by Mr and Mrs Mckenna. The stable block is required to provide shelter for the 2 horses that are owned by the family. The adjoining fields are already used for the grazing of the horses.

- 5.2 The site lies outside of the built-up area boundary in the open countryside and is, therefore, therefore subject to LP Policy EQ 3, which seeks to strictly control development in order to protect the landscape's intrinsic character and distinctiveness. The policy sets out the types of residential development that would be supported as a matter of principle which includes:

" the re-use of redundant and disused buildings and/or the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside. Where the existing building is in an isolated location the development should lead to an enhancement of the immediate setting."

- 5.3 LP Policy H1 refers to the location of new housing development and promotes the effective reuse of land by encouraging housing development, including redevelopment on all sites suitable for that purpose. LP Policy H1 states that the Council will give consideration to approving sustainable sites outside of the defined built-up area boundaries, taking into account other policies in the Local Plan, provided that all of the following criteria are met:

- ✓ The development would adjoin the built-up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
- ✓ The development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- ✓ It would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and

- ✓ The local and strategic infrastructure can meet the additional requirements arising from the development

- 5.4 Having regard to the above criteria the site adjoins the built-up area boundary and therefore complies with the first bullet point. The proposal is situated on land which has been lawfully developed and contains stables, a riding arena and horse walker. Whilst visible from public vantage points the proposal, with appropriate landscaping, would not be prominent in the landscape. The site is located in Low Leighton and is in close proximity to New Mills which means that it has easy access to a range of services and is well connected to public transport. The construction of one dwelling would not result in any material impact on the local highway network.
- 5.5 Chapter 5 of the Framework contains the relevant national policies aimed at delivering a sufficient number of homes across the country. Paragraph 73 confirms that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. Chapter 11 of the Framework contains relevant national policies aimed at making effective use of land. Paragraph 128 states that Local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 5.6 The application site comprises previously developed land since it is occupied by stables, a riding arena and horse walker with associated access and areas of hardstanding. The site is now underused and has a somewhat negative impact on the character of the area. As such, the redevelopment of the site for housing satisfies the requirements of LP Policies EQ 3 and H 1. The proposal also attracts support from Chapters 5 and 11 of the Framework.
- 5.7 The case for development is also underpinned by the urgent and pressing need for housing within High Peak, following the publication of Framework in 2024 and revisions in PPG to the calculation of the Standard Method in respect of housing land supply. These policy amendments have resulted in many local authorities experiencing a significant uplift in their housing requirement. The Council are now unable to demonstrate a five-year supply of housing land. Consequently, Paragraph 11 of the Framework is engaged. When relevant policies relating to the supply of housing are considered out-of-date, the presumption in favour of sustainable development (the “tilted balance”) must be applied. Whilst modest in scale, the proposal would make a contribution towards addressing the identified unmet need for housing in High Peak and the site is in a sustainable location.
- 5.8 With reference to the proposed stables, Mr and Mrs McKenna own 2 horses and are simply seeking an appropriate level of shelter for their animals. The stable building, with tack room, is of an appropriate size for its intended use and would not be prominent in the landscape. The stables would be for personal use with the family horses grazing on the adjoining fields. This element of the proposal attracts support from LP Policy EQ3.

Heritage Matters.

- 5.8 Since the application site lies immediately to the west of the Grade II Listed Building at Laneside Farm the proposal is supported by a Heritage Statement that has been prepared by Dickenson Waugh Conservation. The report confirms that the proposal represents a neutral and potentially beneficial change to the landscape within the setting of the listed building and would not cause any harm to the significance of the heritage asset. The proposal would preserve the setting of the Grade II listed farmhouse and satisfy the requirements of LP Policy EQ7 and Chapter 16 of the Framework.

Design, Character and Appearance.

- 5.9 LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment. LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials. Such themes are repeated in the design guidance that has been prepared by the Council.
- 5.10 The application site comprises previously developed land that contains a stable block, riding arena and horse walker. The proposal is to construct a detached 3-bedroom bungalow with a small stable block and tack room. The proposed bungalow has a simple, almost rectangular form, and would be constructed with facing materials of natural stone/render and either a stone or blue slate roof. Windows would be painted timber or powder coated aluminium. The bungalow has been designed with proportionate symmetrical fenestration supplemented by traditional stone headers and sills. The stables would be constructed with timber walls and a roof of either corrugated metal sheets or blue slate. A full schedule of the proposed materials is provided in Drawings 05 and 06.
- 5.11 In seeking to achieve an acceptable re-development of the site we have not only been conscious of the design and position of the buildings but have also been keen to ensure that any impact on the character and appearance of the area is kept to a minimum. As such, the plans show the reduction in ground level of the existing riding arena by 450mm. The relevant cross-section is shown on Drawing 04. We have also provided a detailed landscaping scheme that shows how the proposal can be satisfactory assimilated into its countryside location with appropriate boundary and surface treatment. The Arboricultural Impact Assessment confirms that no trees would be removed to facilitate the development. The removal of the existing stables and the change to the access will enable this part of the site to be subject to new soft landscaping and benefit the setting of Laneside Farm. The land to the rear of the bungalow will become garden and replace what remains of the riding arena. The new stables would be built on the area presently occupied by the horse walker.

- 5.12 Considering the above it is concluded that the proposal would have no significant impact on the character of the area and would satisfy the requirements of LP Policies S1, EQ2, EQ3, EQ6 and EQ9. Between then these are the policies that seek to achieve good design and an appropriate impact on the landscape setting of the site.

Ecology.

- 5.13 The application is supported by an ecological appraisal that has been prepared by Ostara Ecological Services. The report concludes that the impact of the proposal can be offset by a range of ecological enhancements, including native tree and shrub planting, wildflower grassland mixes, installation of bird and insect boxes, creation of log and stone refugia, and retention or planting of hedgerows to enhance connectivity. With these measures, the proposed development is not anticipated to result in any significant ecological constraints and will provide long-term biodiversity benefits at the site. With appropriate conditions the proposal would satisfy the requirements of LP Policy EQ5. The self-build nature of the project means that the proposal would also be exempt from Biodiversity Net Gain requirements.

Access

- 5.14 The existing stables already benefit from an existing access onto the narrow lane to the south which is in the ownership of the Applicant. This single-track lane, with passing places, provides both vehicular and pedestrian access to Laneside Road.
- 5.15 The proposal would result in the re-use and improvement to the existing stable access and this detail is shown on Drawing 04. Since the site already benefits from an existing access with parking for the stables there can be no objection to the proposal for a single dwelling. The traffic movements generated by a single dwelling would be similar, if not less, than those generated by the equestrian use of the site. Parking would be available for a minimum of 3 cars. The proposal would, therefore, satisfy the requirements of LP Policy CF6. This is the policy that seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan. The construction of one dwelling would not result in any material impact on the local highway network

6 SUMMARY AND CONCLUSIONS

- 6.1 The National Planning Policy Framework indicates that there are three dimensions to sustainable development; environmental, social, and economic. The proposal satisfies the relevant core planning principles within the Framework and the requirements of the High Peak Local Plan for the following reasons: -

- ✓ The proposal seeks the re-development of previously developed land where there would be no harm to the character and appearance of the surrounding countryside.
- ✓ The proposal would secure high quality design and a good standard of amenity for all existing and future occupiers.
- ✓ The proposal would have no adverse impact on the nearby Listed Building at Laneside Farm.
- ✓ The proposal would not result in any harm to protected species and there is the opportunity for ecological enhancement at the site.
- ✓ With appropriate planning conditions the proposal would have an acceptable impact on highway safety, landscape and trees.
- ✓ The proposal would not result in an isolated home and would provide the benefit of adding to the Council's housing land supply. There would be economic benefits during the construction period and future occupiers would also provide economic benefits to the nearby area once the development is complete through the use of nearby shops and services.

6.2 Considering the above the proposal would be a sustainable form of development that would accord with policies of the High Peak Local Plan and the Framework. The case for the development is also underpinned by the urgent and pressing need for housing within the High Peak. Therefore, in accordance with Policy S1, S1a, and Paragraph 11 of the Framework, it is requested that planning permission is granted.

Andrew Ellis BA (Hons) Dip Ep MRTPI
Chartered Planning Consultant
March 2026.