

PLANNING STATEMENT

**LAND OFF COWDALE ROAD
HARPUR HILL**

AUGUST 2026

Site Address:

Land off Cowdale Road, Harpur Hill, Buxton, Derbyshire, SK17 9SD

Applicant:

A.S. & E.L. Burton

Proposal:

Erection of shed for use as a milk vending unit and associated works

Planning Statement:

Date Issued: 19th August 2026

Job Reference: RDP/2026/074

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by A.S. & E.L Burton to seek full planning permission for the erection of a shed to provide a milk vending machine unit and associated works on land off Cowdale Road, Harpur Hill, Nr. Buxton.
- 1.2 The proposed milk vending machine unit is proposed as a form of diversification of the applicant's existing dairy business which operates nearby at Heathfield Nook Farm. There are no locations on that particular site where such a facility could be safely accommodated due to ongoing agricultural operations and associated vehicle movements, so this alternative location has been brought forward.
- 1.3 The applicant's land holding extends to 180 acres, and they milk around 90 – 100 cows all year round with a total herd of 140-150, including replacements born on site. The applicants rear their own animals rather than buying in so as to reduce the risk of disease being brought into the holding. The dairy currently supplies around 1 million litres of milk per year.
- 1.4 Fluctuations in milk price, along with rising feed, fertilizer, diesel and utility expenses have compelled the applicants to look at alternative sources of income to help sustain the business into the future. The proposed milk vending machine will allow this small family farm to sell their milk at a reasonable price, direct to the public, thereby generating additional revenue to sustain their agricultural enterprise and enable reinvestment into the holding.
- 1.5 The proposed building will be located on the northern side of Cowdale Road, approximately 35 metres east of its junction with the Ashbourne Road (A515). A new vehicular access will be formed off Cowdale Road, which will

serve a parking and turning area with space for 6no. vehicles. Inward opening gates will provide enclosure to the site, and are to be positioned so as to align with the drystone walls on either side.

- 1.6 The proposed vehicular access is to be surfaced in tarmac between the carriageway of Cowdale Road and the proposed gates, with the parking and turning area beyond surfaced with road planings.
- 1.7 The building will have a rectangular plan form, and occupy a footprint of 28.8 square metres. The building will stand to a ridge height of 4.6 metres and is to be finished in dark green profiled metal cladding to its elevations with cement fibre sheeting to its roof.
- 1.8 The proposed milk vending unit will be open between the hours of 08:00hrs – 20:00hrs each day during the summer months, and between 08:00hrs – 18:00hrs at other times.
- 1.9 This Planning Statement sets out the case for the proposed development to be approved having regard to local and national planning policy, and should be read on conjunction with the accompanying Tree Survey and Arboricultural Impact Assessment prepared by Tree Heritage.

2 Site Description

- 2.1 The application site is located within the countryside, and comprises part of an existing field located on the northern side of Cowdale Road, approximately 35 metres east of its junction with the Ashbourne Road (A515). The extends to 0.09 hectares in area.
- 2.2 The site is enclosed along its southern boundary by a dry stone wall, along with intermittent poor quality, immature trees. Agricultural land encloses the site to its north and west, with a dwelling and cluster of farm buildings associated with Manor Farm located further to the east.
- 2.3 There are a number of mature trees located in and around the site, including a copse of trees to the west, and a cluster of trees to the northeast. Those trees are protected by a Tree Preservation Order (DCCTPO 56).
- 2.4 The site is not located within a Conservation Area, nor are there any statutorily listed buildings located in close proximity of the site. The carriageway of Cowdale Road nevertheless comprises the boundary of the Peak District National Park which lies to the south and southeast of the site on the opposite side of the road.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 The Development Plan for this area comprises the High Peak Local Plan (2016) of which the following policies are of relevance to the determination of the application:

3.3 Policy S1 of the Local Plan relates to 'Sustainable Development Principles' and states that the Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area. This will be achieved by a number of actions, including:

- Taking account of the distinct Peak District character, landscape, townscape, roles and setting of different areas and settlements in the High Peak
- Protecting and enhancing the natural and historic environment of the High Peak and its surrounding areas, including the Peak District National Park
- Supporting the local economy and businesses by providing for a range of economic development that provides employment opportunities suitable for local people in sustainable locations, and generally encouraging larger developments to incorporate mixed uses where possible so as to reduce the need to travel

- Seeking to secure high quality, locally distinctive and inclusive design in all development that can be accessed and used by everyone, including disabled people
- Seeking to secure developments that provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment and the risks from potential hazards are minimised

3.4 Policy S4 of the Local Plan relates to 'Maintaining and Enhancing an Economic Base' and states that the Council will maintain and where possible enhance the economic base of the Plan Area. This will be achieved by a number of actions, including:

- Supporting new agricultural development, farm diversification and other development related to the rural economy that accords with Policy EQ3.

3.5 Policy EQ2 of the Local Plan relates to 'Landscape Character' and states that 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.

3.6 Policy EQ3 of the Local Plan relates to 'Rural Development' and states that 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 a number of actions, including:

- Supporting proposals for agriculture and related development which help sustain existing agricultural enterprises, including small-scale farm shops selling local produce, complementary farm diversification and new

agricultural buildings that maintain the landscape quality and character of the countryside.

- Ensuring that all development is of a high quality design and protects or enhances landscape character and the setting of the Peak District National Park.

3.7 Policy EQ6 of the Local Plan relates to 'Place Making' and 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. This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes.
- Requiring that development on the edge of settlement is of high quality design that protects, enhances and/or restores landscape character, particularly in relation to the setting and character of the Peak District National Park.
- Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.
- Requiring that development achieves a satisfactory relationship to adjacent development and does 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.

- Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees.
- Requiring that developments are easy to move through and around, incorporating well-integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities.
- Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments.
- Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people.
- Requiring new homes in residential developments to meet environmental performance standards in accordance with Local Plan Policy EQ1.
- Requiring that commercial developments meet environmental performance standards in accordance with Local Plan Policy EQ1.
- Ensuring that development takes account of national design guidance and Supplementary Planning Documents.

3.8 Policy EQ9 of the Local Plan relates to 'Trees, Woodland and Hedgerows' and states that the Council will protect existing trees, woodlands and hedgerows

and, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. This will be achieved by:

- Requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss.
- Requiring new developments, where appropriate, to provide tree planting and soft landscaping, including, where possible, the replacement of any trees that are removed at a ratio of 2:1
- Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out guidance, *inter-alia*, in respect of supporting economic growth within the rural areas, securing high quality design, safeguarding important trees, ensuring highway safety, and protecting residential amenity. The content of the NPPF has been taken into consideration in the preparation of this application.

High Peak Design Guide

- 4.2 The adopted Design Guide SPD sets out guidance on the erection of new buildings within the Borough, with the objective of securing the delivery of high quality design. The content of the Design SPD has been taken into consideration in the preparation of this application.

High Peak Landscape Character SPD

- 4.3 The Landscape Character SPD confirms the application site to lie within the High Peak – Plateau Pastures character area and provides guidance on new development within such areas. The content of the Landscape Character SPD has been taken into consideration in the preparation of this application.

5 Planning Assessment

Principle of Development

- 5.1 The application proposes the erection of a small building for use as a milk vending unit as a form of diversification of the applicant's existing dairy business which operates nearby at Heathfield Nook Farm. A series of associated works are also proposed in the form of a new vehicular access and parking area.
- 5.2 Policy S1 of the Local Plan seeks to secure the delivery of sustainable development and support the local economy and businesses by providing for a range of economic development that provide employment opportunities for local people in sustainable locations. Policy S4 of the Local Plan elaborates on these provisions and confirms support for farm diversification schemes that accord with Policy EQ3.
- 5.3 Policy EQ3 states that outside the settlement boundaries 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. It nevertheless also seeks to facilitate sustainable rural community needs, tourism and economic development.
- 5.4 Policy EQ3 goes on to confirm that these objectives will be achieved by a number of actions, including supporting proposals for agriculture and related development which help sustain existing agricultural enterprises, including small-scale farm shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside.
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- 5.5 The provisions of the Local Plan are reinforced by the National Planning Policy Framework which confirms in paragraph S5(1)(a) that only certain forms of development should be approved outside settlements, and that these should be approved unless the benefits of doing so would be substantially outweighed by any adverse impacts when assessed against the national decision-making policies in the Framework.
- 5.6 The list of acceptable forms of development set out within policy S5 includes development for agriculture (policy S5(1)(a) refers), and development for rural businesses where a location outside of settlements is shown to be necessary (policy S5(1)(b) refers).
- 5.7 Policy E4 of the NPPF adds that the sustainable growth of businesses in rural areas should be supported, including through:

*“(a) The development and **diversification of agricultural and other land-based businesses**”*

*“(d) Development to **maintain and enhance farm viability and sustainability** and support domestic food production, such as improved accommodation for livestock, on-farm reservoirs, greenhouses, polytunnels, **farm shops** and temporary accommodation for seasonal workers (where this accommodation is ancillary to the agricultural use and not for permanent occupation)”*

- 5.8 The applicants operate a long established dairy business nearby at Heathfield Nook Farm (170m to the west of the site off Heathfield Nook Road). They have a land holding that extends to some 180 acres and milk between 90 – 100 cows per day, producing around 1 million litres of milk each year.

- 5.9 Fluctuations in milk price, along with rising feed, fertilizer, diesel and utility expenses have compelled the applicants to look at alternative sources of income to help sustain the business into the future. The proposed milk vending machine will allow this small family farm to sell their milk at a reasonable price, direct to the public, which in turn will generate additional revenue to help sustain their existing agricultural enterprise.
- 5.10 The principle of development is therefore concluded to be acceptable and in accordance with the provisions of policies S1, S4 and EQ3 of the Local Plan and policies S5(1), E2 and E4 of the National Planning Policy Framework.

Design & Landscape Impact

- 5.11 Policy S1 of the Local Plan seeks to ensure that new development secures high quality, locally distinctive and inclusive design that can be accessed and used by everyone, including disabled people. It goes on to state that development should also protect and enhance the natural environment of the High Peak and its surrounding areas, including the Peak District National Park.
- 5.12 The application site is located on the northern site of Cowdale Road, a short distance from its junction with the Ashbourne Road. The site benefits from a good degree of natural enclosure by mature trees to its west and northeast, and has built development located to its east / northeast in the form of the farmhouse and large cluster of buildings associated with Manor Farm.
- 5.13 There is also further residential development located to its south, along with a large copse of mature trees that extends along most of the southern side of Cowdale Road between the site and the Ashbourne Road. As a consequence of these site characteristics, the proposed building will not occupy an isolated or incongruous position within the landscape.

- 5.14 The proposed building adopts a simple rectangular plan form with a dual-pitched roof and restrained detailing. It is also of a modest scale, reflecting the guidance set out within the adopted Design Guide SPD. The design and layout is also consistent with the guidance set out within the Landscape Character SPD for the Plateau Pastures landscape character area, which advises that new buildings should comprise of a simple and robust building form with minimal detailing, should have plain elevations, and materials that reflect local characteristic buildings.
- 5.15 The proposal has been designed to appear as a functional agricultural building rather than as a domestic or commercial retail building. Its palette of materials is in keeping with those of surrounding buildings, and we highlight in this respect the existing outbuilding to the west of Home Farm which is clad in dark green metal sheeting. The applicant is nevertheless agreeable to finishing the building in timber cladding as an alternative to the dark green cladding if the Local Authority prefers.
- 5.16 The building and associated works will be visible on approach along Cowdale Road from the east and west, but will not appear incongruous or harmful, within such views. On approach from the west the building will be seen against the backdrop of the existing buildings at Home Farm, whilst on approaching from the east, the building will be viewed against the backdrop of the mature trees in behind.
- 5.17 Glimpses of the site will also be available from the Ashbourne Road from the northwest, but will likewise see the building in the context of the buildings associated with Home Farm nearby, and will be filtered and softened by the existing mature vegetation. The applicant is also agreeable to undertaking supplementary landscaping / planting within the site to further soften the

impact of the development on the character of the area. Such planting can be secured via an appropriately worded planning condition.

- 5.18 Having regard to the above considerations we conclude that the proposal will not have an adverse impact on the character and appearance of the landscape, or give rise to harm to the setting of the Peak District National Park, and thus accords with the provisions of policies S1, EQ2, EQ3 and EQ6 of the Local Plan, policies N2 and N4 of the NPPF, and guidance set out within the Design Guide SPD and Landscape Character SPD.

Amenity

- 5.19 The application site is noted to lie nearby to existing residential properties to its east and to its south. The proposed building is nevertheless sited sufficiently distant from those properties such that neither it, nor the activity it will support, will cause any adverse harm to their amenity by way of loss of light, overbearing impact, or noise and disturbance. No conflict with policies S1 or EQ6 of the Local Plan will arise as a consequence.

Impact on Trees

- 5.20 The application is accompanied by a Tree Survey, Tree Constraints Plan and Arboricultural Impact Assessment prepared by Tree Heritage. The Tree Survey identifies a number of mature trees within the vicinity of the site, including those which are categorised as high quality (Category A), and moderate quality (Category B). A number of lower quality trees are also identified (Categories C and U).
- 5.21 The Arboricultural Impact Assessment and associated Tree Constraints Plan demonstrate that the proposed development will not have any unacceptable impacts on important trees and their associated root protection areas. The document nevertheless sets out a number of mitigation measures that

should be adopted, including the erection of protective fencing prior to the commencement of works, the establishment of Construction Exclusion Zones around retained trees, and adherence to arboricultural best practice during construction.

- 5.22 The recommendations set out within the Arboricultural Impact Assessment can be secured via an appropriately worded planning condition and in doing so no conflict with policy EQ9 of the Local Plan or policies N2 and N3 of the NPPF will arise.

Highway Safety

- 5.23 The proposed vehicular access affords good visibility in both directions on egress on account of the wide highway verge between the carriageway edge and the existing dry stone wall. The proposed gate will be located 7 metres rear of the carriageway, with ample parking and turning space provided within the site such that vehicles may exit in a forward gear.
- 5.24 It is consequently concluded that no severe residual impacts to highway safety will arise as a consequence of the development. The proposal is therefore consistent with the provisions of policies TR3 and TR6 of the NPPF in this regard.

Biodiversity Net Gain

- 5.25 The site area (0.09 hectares) falls below 0.2 hectares in size, and consequently the proposed development is exempt from statutory biodiversity net gain requirements. The applicant is nevertheless agreeable to undertaking additional tree planting in and around the building, which will deliver a net gain to biodiversity in accordance with the objectives of policy N2 of the NPPF.

6 Conclusion

6.1 The submitted proposal constitutes a sustainable form of development having regard to the following conclusions:

- The proposal constitutes an appropriate form of farm diversification that will help to sustain the applicants existing agricultural business.
- The proposed development will not have a harmful impact on the character and appearance of the surrounding landscape or setting of the Peak District National Park.
- The proposed development will not give rise to harm to neighbouring residential amenity.
- The proposal will safeguard important trees within and around the site.
- The proposal will not give rise to any severe residual impacts to highway safety within the locality.

6.2 The proposed development is therefore concluded to meet the requirements of policies S1, S4, EQ2, EQ3, EQ6 and EQ9 of the High Peak Local Plan, policies set out within the National Planning Policy Framework, and guidance contained within the Design Guide SPD and the Landscape Character SPD.