

DESIGN AND ACCESS STATEMENT

PROPOSAL : Retention of pond

ADDRESS : Upper Ferneyhill Farm, Basford, ST13 7ET

APPLICANT : Mr and Mrs G Harrison

DATE : January 2016

JOB No. : 2015-2090

DESIGN

Introduction

The application responds to a request from the Council following a complaint that unauthorised works had been carried out on the site. The applicants have carried out remodelling works to an existing pond after it had started leaking.

Assessment Area

The application site forms part of the applicants' land ownership around their home. The site does not form part of its residential curtilage- it is outside this. The land was formerly part of the farm and is not actively used- it is part of the setting of the applicants' house.



VIEW OF POND

Planning Policy and Assessment

The application site is in open countryside designated as a Special Landscape Area. The site is not in the Green Belt. The development plan for the area comprises the Staffordshire Moorlands Core Strategy adopted in March 2014.

The spatial objective for rural areas (**SO6**) is to “maintain and promote sustainable regenerated rural areas and communities”.

Policy R1 Rural Diversification requires that: -

- all development be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilitates economic activity and meets a rural community need and sustains the historic environment.
- appropriate development should not harm the rural character and environmental quality of the area or any sites designated for their nature conservation, or historical interest by virtue of the scale, nature and level of activity involved and the type and amount of traffic generated or by other effects such as noise and pollution.
- wherever possible development should be within suitably located buildings which are appropriate for conversion. Where new or replacement buildings are involved, development should have minimal impact on the countryside and be in close proximity to an existing settlement.
- within the Green Belt, inappropriate development which is otherwise acceptable within the terms of this policy, will still need to be justified by very special circumstances.
- priority will be given to the re-use of rural buildings for commercial enterprise, including tourism uses, where the location is sustainable and the proposed use does not harm the building's character and/or the character of its surroundings.

Comment: The application proposes the retention of minor works to an existing pond. The former pond made a positive contribution to the character and appearance of the countryside. The proposal does not diminish this. The works which represented repairs to the pond in fact improve the contribution the pond makes to the area.

DESIGN

Use

The application proposes the retention of works to an existing pond.

Amount

The application site measures about half a hectare. The site includes land that has been remodelled to facilitate the changes to the pond.

Layout

The pond is clearly in the same location. It has merely accommodated changes to repair the breach that caused leakage.

Scale

The scale of the proposal is similar to the scale of the pond before the works were undertaken.

Landscaping

The application site includes a mature tree. This is situated to the north of the pond but has not been affected by the works.

Appearance

The appearance of the site is considered to be unchanged.

ACCESS

The application does not raise access issues.

