# PLANNING STATEMENT

## Including Design and Access Issues

**Client:** Ms J Wilson

**Location:** Land at Upper Park Farm, Ipstones, ST10 2NE

**Proposal:**
The construction of an all-weather outdoor riding area; the change of use of the application site from agricultural to equestrian use; and the laying of a drainage pipe to a nearby stream.



**KEN WAINMAN ASSOCIATES Ltd,** 31A, St. Edward Street, Leek, ST13 5DN
T – 01538 386 808 M – 0796 877 4785 Email: ken@sgaplanners.co.uk
July 2016

## 1 INTRODUCTION

1.1 This application is submitted for the construction of an all-weather outdoor riding area or manège; the change of the use of the site of the proposed manège to equestrian use and the laying of a drainage pipe to a nearby stream. The drainage pipe is intended to catch water coming down the hill before it reaches the riding area. The rest of the land will remain in agricultural use. The riding area is for personal use by the applicant family and friends. The applicant has two horses which graze on the land and are stabled at the Farm. There are also about forty sheep which graze on the holding's fields.

## 2 APPLICATION SITE AND ITS SETTING

2.1 The Upper Park Farm holding is approximately 11.5 acres (4.7 hectares) in area. The proposed manège would be sited in the south-western corner of one of the fields close to two stone walls on the north-west and south-west sides of the proposed development. Searching the Council's Planning Application website there would appear to have been no planning applications in the last ten years on the Farm.

2.2 The land roughly slopes downhill from Ipstones Edge in the north down to Park Lane in the south. The proposed manège will be sited about halfway down the holding and part way down the hillside. The proposed site is situated on the flattest piece of land close to the Farm.

2.3 There is a public footpath crossing to the north crossing the field in which the proposed development would be built. The footpath is at least about 30metres from the nearest edge of the proposed development and would not be affected by the proposal.

## 3 DESIGN ISSUES

- **Access –** across the grass from the existing farm track.
- **Appearance –** The specification for the all-weather riding area is shown on the submitted Site Plan.
- **Scale** – 40 by 20 metres.
- **Layout** – as shown on the Site Plan, drawing no. 601-2.
- **Landscaping** – none proposed because the riding area would be screened from the west and south by the existing stone walls. Further, whilst it would be visible from the footpath and the higher land to the north, all-weather riding areas are a common rural feature and not discordant in the landscape.



**KEN WAINMAN ASSOCIATES Ltd,** 31A, St. Edward Street, Leek, ST13 5DN
T – 01538 386 808 M – 0796 877 4785 Email: ken@sgaplanners.co.uk

## 4 PLANNING POLICIES

4.1 The site lies in open countryside and the following Development Plan policies have been taken into account when writing this statement; R1 (Rural Diversification), DC1 (Design) and DC3 (Landscape). The Council does not have specific policies on manèges and equestrian facilities.

## 5. THE CASE FOR THE DEVELOPMENT

5.1. The case in support of the development is that:

- **The proposed development is appropriate development in the countryside.**
  Manèges are a common feature throughout the District.

- **The proposed development is small scale; high quality; and would not harm the countryside or its appearance.**

- **The proposed development is screened from the west and south by the existing stone walls.**

- **The proposal is rural diversification.**
  Rural economies are changing. Horse grazing and the use of the land for equestrian purposes is commonplace and occurring more often.

- **There would be no adverse effect on ecology.**
  The grassland is improved grassland and that the proposed development would have no adverse effect on wild life.

- **The amount of grazing at the farm is more than sufficient for the two horses.**

- **It is in accord with the Development Plan and the NPPF and as such is sustainable development which should be approved.**



**KEN WAINMAN ASSOCIATES Ltd,** 31A, St. Edward Street, Leek, ST13 5DN
T – 01538 386 808 M – 0796 877 4785 Email: ken@sgaplanners.co.uk