



PLANNING | ARCHITECTURE | URBAN DESIGN

PLANNING, DESIGN AND ACCESS STATEMENT

Redevelopment of existing outdoor Manège
site to create indoor/covered Manège

At
Lodgedale Farm,
Main Road,
Hollington,
Staffordshire
ST10 4HS

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Document Control Sheet

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CONTENTS

1	INTRODUCTION	4
2.	SITE DESCRIPTION AND CONTEXT	4
3.	PRE-APPLICATION CORRESPONDENCE.....	7
4.	PLANNING POLICY CONTEXT	9
	NATIONAL PLANNING POLICY	9
	Building a strong, competitive economy	10
	Supporting a prosperous rural economy	10
	LOCAL PLANNING POLICY.....	11
	Adopted Staffordshire Moorlands Core Strategy	11
	Staffordshire Moorlands Local Plan – Preferred Options	15
5.	ASSESSMENT	16
	USE.....	16
	AMOUNT	16
	LAYOUT.....	16
	SCALE	16
	APPEARANCE	17
	ACCESS.....	17
	LANDSCAPING	17
6	Flood Risk.....	19
7	Conclusion	19

1 INTRODUCTION

- 1.1** This document has been prepared on behalf of Turndale Stables in support of a full planning application for the redevelopment of an existing outdoor manège site to create an indoor/covered manège.
- 1.2** The site for the proposed development is currently an outdoor manège area used for the training and schooling of horses, however it has been used for approximately 20 years and is in need of a total overhaul.
- 1.3** A new, separate, outdoor manège has been constructed under planning permission reference SMD/2014/0153 to the south-east of the site, which can be used while the older manège is completely redeveloped.
- 1.4** This document will cover all of the elements required of a Design and Access Statement, providing:
- information of the site details and surrounding area;
 - details of the pre-application correspondence prior to the submission of this full planning application;
 - the national and local policy context in relation to the proposal;
 - An assessment of the proposed building including details of use, amount, layout, scale, appearance, landscaping and access.

2. SITE DESCRIPTION AND CONTEXT

- 2.1** The proposal is for the erection of a building to create an indoor manège (horse exercise and training arena) on the site of an existing outdoor manège, so effectively providing a roof over the existing outdoor facility.
- 2.2** The ground level will also be excavated by an additional 1.5m to create a level access and also to reduce the visual impact of the proposed building in the wider landscape by setting it lower into the ground.

- 2.3** Lodgedale Farm is accessed from Main Road, to the west of Hollington centre, and is set at a much lower ground level than the road which runs in a roughly east-west orientation along the crest of a hill. The access drive to the farmhouse slopes away downhill to the north for at least 200 metres to the farm complex. The access for the equestrian business is via an access drive onto Lockers Bank (approved under application SMD/2011/0947) which joins Main Road approximately 420m to the east of the main farmhouse access.
- 2.4** Lodgedale Farm has been owned and run by the Turner family for over 55 years, originally a dairy and beef enterprise. In 1995 DIY livery was started on the farm along with approximately 150 breeding ewes, due to the sale of the dairy and beef herd. The equestrian side of the business has grown year upon year. In 2006 due to Mr Turner taking part retirement, his daughter Kate and her husband Rob took over the running of the business. From 2007 Lodgedale Farm has been developed significantly, upgrading the equestrian facilities to a high standard and providing more efficient sheep handling and housing.
- 2.5** Since Kate and Rob took over the running of the business two separate businesses have been formed;
- 2.6** Turndale Limited: this business covers all of the farming enterprises which consists of a total area of 265 acres of which 125 is owned with an additional 140 acres rented. This land produces all the hay and haylage requirements for the entire farm, as well as running a flock of 350 breeding ewes.
- 2.7** Turndale Stables: this business can accommodate 14 livery horses on a full or part-livery basis. The business also provides lessons for on and off-site clients, along with regular clinics. Examples include bringing in specialist trainers on behaviour and analysis of the biomechanics of the horse and rider. Other activities include Pilates and yoga courses, usually taking place over the summer months. The livery business has its own Facebook page <https://en-gb.facebook.com/turndalestables/> which enables interaction with customers and is used for promoting events and activities.
- 2.8** Since 2007 significant investment has been made to upgrade all of the facilities available to the clients. This now includes new stables, hot/cold horse shower, horse solarium,

cctv, and two outdoor arenas. These facilities have been built to a high standard to provide the client with a five star service and meet the demands of the current market.

- 2.9** The current client base resides within a 15 mile radius, with ongoing clinics starting to attract people from further afield to around a 50 mile radius. This has been achieved and helped by partnering with local businesses to provide accommodation for the clients and Turndale Stables provide the stabling for the horses. This is an element of the business that the applicants would like to grow, but to make this a sustainable part of the business they need to be able to offer a suitable environment all year round by providing an undercover arena. This will have a positive economic benefit for both the applicants and the local economy.
- 2.10** The proposal will secure the long term future of the site with wider benefits. One of which would include creating job opportunities such as riding instructors, expansion for local businesses that provide holiday accommodation and thus increasing visitors to the surrounding areas.
- 2.11** As a result of climate change, more extreme weather conditions are being experienced, especially over the past 5 years. A covered area provides protection to the riding surface from the vast volume of rain, frost, snow and wind. This consistent and superior footing will reduce the risk of injury to both horse and rider. Also during the summer months, the clients would be able to ride out of the mid-day sun; relating to a more comfortable ride, which in turn allows for more enjoyable and frequent riding and because it permits the rider to ride all year round, this will promote the business and increase revenue.
- 2.12** Typically during the summer months (April-October) the outdoor arenas are utilised on average 4 hours per day, 7 days per week. In the winter months depending on weather conditions this reduces by at least 50% compared to the summer months. If the proposed covered/indoor Manège was approved the winter months would stay up to summer capacity, also yoga and pilates lessons could be performed all year round. By aiming at this sector the applicants need to be able to offer a place to ride and teach that can be used in any weather conditions; bookings have previously been lost over the winter months with not being able to offer suitable facilities that the public require.

- 2.13** Unwanted distractions can be eliminated with an indoor arena. Barking dogs, passing vehicles, and other unexpected distractions can more efficiently be eliminated. Nervous riders, especially children, would feel more secure in this more sheltered setting, which would give more confidence to further their development.
- 2.14** Being able to exercise horses all year-round is crucial to their well-being and fitness as well as allowing the necessary training to get ready for upcoming show seasons.
- 2.15** In the long term the covered arena will ensure clients are retained, which will support local businesses such as vets, feed merchants, farriers, back specialists for both horse and rider, along with generating further opportunities with an increased customer base for Turndale Stables.
- 2.16** In order for a small business to thrive in this industry and move forward it needs to provide an indoor arena fit for purpose.
- 2.17** This application therefore seeks full planning permission for the development of an agricultural-styled building to provide an indoor manège.

3. PRE-APPLICATION CORRESPONDENCE

- 3.1** Prior to the submission of this full planning application, a pre-application enquiry response was received from Arne Swithenbank of SMDC in May 2016 (PAD/2016/0017), and further information was provided and an additional response received in June 2017.

- 3.2** The initial response states the following:

“The assessment will be one of balancing the definite harm to the landscape of the large building – in particular the view of the roof from the main road above for example – and weighing the economic benefits from the development of the business. This will bring other factors into consideration in particular the frequency and intensity of customer traffic and parking arrangements.

“Core Strategy Policies SS1, SS1a, SS6c, DC1, DC3 and R1 will all be key determinants.

“Without a clear understanding of the business plan and the veracity of the economic arguments for the proposal the strong policies to safeguard and improve countryside quality would be likely to weigh against the proposal.

“Assuming the economic case it would still nevertheless be necessary also to seek out ways to mitigate the landscape impacts of the development but by ways designed to fit in with the countryside character of the location and avoiding non-native species and avoiding ‘engineered’ or regimented solutions. An examination of the views affected should be able to pin point locations where new hedgerows and/or tree lines tailored to the farm could significantly add the countryside improvements which the policies so strongly advocate.”

- 3.3** After which additional information was sent in, including a letter from the applicants explaining the business case for the development, some landscape planting suggestions, a letter of support from a neighbour, along with several other examples of covered/indoor manège buildings in the SMDC area.

- 3.4** The additional response received stated:

“The most significant concern perhaps with this proposal will be the landscape prominence especially looking down on it from the ridge to the south. I would suggest some strategically positions broad-leaved tree blocks not necessarily just close up to the building but in positions to intercept the building prominence from view points.

Colour of the building fabric will be a valuable consideration – I would suggest dark slate / raven – BS4800/5252 18B29.”

- 3.5** The proposed landscaping scheme was then amended to include the suggestions made in the pre-application response. The proposed colour for the building remains dark green – to match the existing buildings on the site – however the actual colour can be agreed with the Planning Officer if a dark slate/raven is preferred.

4. PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY

- 4.1** The National Planning Policy Framework (NPPF) was published on 27th March 2012. It replaces all previous national planning policy statements and guidance notes. At its heart is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through both plan-making and decision-taking. It recognises that sustainable development has three dimensions to it: economic, social and environmental. Planning law still requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. However, the policies contained within the NPPF are material considerations which local planning authorities should take into account from the day of its publication.
- 4.2** The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 4.3** Para. 14 makes it clear that for decision taking, the presumption in favour of sustainable development means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- 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; or
 - specific policies in this Framework indicate development should be restricted.
- 4.4** Para. 216 of the NPPF advises that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that

may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Building a strong, competitive economy

4.5 Paragraph 18 of the National Planning Policy Framework states that;

The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

4.6 In paragraph 19 the National Planning Policy Framework goes on to say;

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system

Supporting a prosperous rural economy

4.7 Paragraph 28 of the National Planning Policy Framework states that;

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*

- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, **sports venues**, cultural buildings, public houses and places of worship.*

LOCAL PLANNING POLICY

- 4.8** Preparation of the new Local Plan for the Staffordshire Moorlands is at an advanced stage – two consultations have taken place on the draft plan. The Core Strategy was formally adopted on 26th March 2014.
- 4.9** Therefore, the previously adopted Local Plan 1991-2006 policies are still technically relevant, however the policies in the new Local Plan should be afforded more weight in the decision making process.

Adopted Staffordshire Moorlands Core Strategy

- 4.10** Policy **R1 Rural Diversification** states:

All development in the rural areas outside the development boundaries of the towns and villages will 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, 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.

- 4.11** The proposed development constitutes sustainable rural diversification and will bring economic benefits to both the business on site and other associated rural businesses. Given the above policies, I believe that these factors should weigh in favour of the scheme.
- 4.12** In terms of visual impact, the existing manège is 25 metres by 40 metres, and the new building would be approximately the same size, however the manège is already sunk into the ground on the western and northern sides, and for this proposal the applicants intend to lower the ménage by a further 1.5 metres.
- 4.13** The new building would be approximately 4 metres tall to the eaves, with a shallow sloping roof. It would be sympathetically clad in dark green corrugated metal sheeting and Yorkshire Boarding, to match the nearby stable block and other buildings on the site.
- 4.14** The existing outdoor floodlights would be replaced by internal lighting, which would reduce the potential for light pollution.
- 4.15** The building would be seen against the context of other buildings and would benefit from the fact that the farm complex as a whole is well nestled into the landscape, sitting at the bottom of a hollow.
- 4.16** Policy **DC1 - Design Considerations** states:

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. In particular, new development should: be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; create, where appropriate, attractive, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private) in accordance with policy C3, landscaping, public art, 'designing out crime' initiatives and the principles of active design; incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the local and global impact of the development, and to adapt to climate change, in accordance with policy SD1;

- *protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;*
- *promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate, in accordance with policy NE1;*
- *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;*
- *ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;*
- *Ensure, where appropriate, equality of access and use for all sections of the community.*

4.17 Policy DC3 - Landscape and Settlement Setting states:

The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

- 1. Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement and important views into and out of the settlement as identified in the Landscape and Settlement Character Assessment;*
- 2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character Assessment;*
- 3. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;*
- 4. Identifying through the Site Allocations DPD and protecting from inappropriate development, areas of visual open space where the intention will be to retain the land's open and undeveloped appearance. Where appropriate the Council will seek public access agreements with the land owners and seek proposals for the enhancement or improvement of these areas as part of the green infrastructure network in accordance with policy C3. In exceptional cases, limited development of areas of visual open space may be acceptable where this will bring about overriding improvements to the open space itself;*
- 5. Recognising and conserving the special quality of the landscape in the Peak District National Park, and ensuring that development does not adversely affect the wider setting of the National Park.*

4.18 Policy E1 – New Employment Development states:

*New employment development will be assessed according to the extent to which it **supports and improves the local economy** in terms of providing for the needs and skills of the existing and future local resident workforce and meeting identified business needs, having regard to the Area Strategies in SS5 and SS6.*

In addition:

- *Preference will be given to town centre locations for all office developments, unless ancillary to another use or specifically allocated. Elsewhere business developments will only be permitted for the expansion of existing businesses or for small-scale developments provided they would not have an unacceptable impact on the amenities, character or appearance of the area.*
- *The sustainable redevelopment, intensification or improvement of existing employment sites for new business and industrial developments will be supported provided it would not have an unacceptable impact on the amenities, character or appearance of the area and is in compliance with other policies in the Core Strategy.*

4.19 Policy C2 - Sport, Recreation and Open Space states:

The Council will promote the provision of high quality recreational open space by implementing and supporting schemes that will protect and improve the quantity, quality and accessibility of open space and outdoor sports, leisure and children's play facilities throughout the district, in accordance with the adopted minimum standards set out in the Open Space, Sport and Recreation SPD.

Where there is a proven deficiency, qualifying new residential development will be expected to make provision, or a contribution towards provision of open space, sports and recreation facilities which are necessary and reasonably related in form and scale in accordance with the adopted minimum standards set out in the Open Space, Sport and Recreation SPD.

In addition:

New sport, recreation and open space facilities should:

- *be located in accessible locations and supported by the local transport infrastructure;*
- *protect the residential amenity of the area;*
- *be of an appropriate quality, scale and form compatible with the local area, especially if the site is located outside the settlement boundary in the open countryside; and*
- *not harm interests of acknowledged importance; and*
- *be designed so that they are fit for purpose.*

Applications to improve the use and availability of existing outdoor sports and recreation provision such as the introduction of ancillary facilities such as changing rooms, artificial surfaces or floodlighting will be permitted provided that they :

- *are directly related to the needs of the facility;*
- *can be satisfactorily and economically serviced; and*
- *meet the above criteria for new sport, recreation and open space facilities.*

Any of the above development should be consistent with the Council's Sports and Physical Activity Strategy and the guidance in the Open Space, Sport and Recreation SPD (this has not been produced/published yet).

Staffordshire Moorlands Local Plan – Preferred Options

4.20 The SMDC new Local Plan is currently open to public consultation until 22nd September 2017. In addition to the policies in the adopted Core Strategy, the Development Management policies relevant to this application (although they could be subject to modification as well as final approval by the Planning Inspectorate) are as follows:

4.21 Policy **E4 - Tourism and Cultural Development** states:

New tourism and cultural development will be assessed according to the extent to which it supports the local economy and promotes the distinctive character and quality of the District and enhances the role of Staffordshire Moorlands as a tourism and leisure destination having regard to the Area Strategies in Policies SS5 to SS11.

In addition:

1. New tourist and visitor accommodation, attractions and facilities should be developed in locations that offer, or are capable of offering either:

A) good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; or

B) in locations in or close to settlements where local services, facilities and public transport are available; or

C) in areas specifically identified for tourism development in the Churnet Valley Masterplan or other relevant documents.

In exceptional circumstances, developments in other locations may be supported where a rural location can be justified.

2. New accommodation, attractions and facilities should:

A) be of a scale and design which can be easily assimilated into the local area in a sustainable manner;

B) normally be limited to the conversion of existing buildings; or

C) exceptionally, may be new build where it is required to support or complement existing accommodation, facilities or attractions and there is an identified need which cannot be met in other ways. Preference will be given to buildings which are non-permanent in nature.

D) all development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, enhance the heritage, landscape and biodiversity of the area and shall not harm interests of acknowledged importance.

5. ASSESSMENT

USE

- 5.1** The site is on land that has been (and is still currently) used as an outdoor manège (horse exercise and training arena) in association with the livery stables that has operated from the site for a number of years. There does not appear to be any formal planning application on record for this outdoor manège, however the use has been acquired through use rights as such through the passage of time and historic aerial photography demonstrates this fact (along with other evidence provided at the pre-application stage).

AMOUNT

- 5.2** The proposal is for one covered/indoor manège. The amount is identical in terms of footprint to the size of the existing outdoor manège. The proposal is of a similar size to the other examples of covered/indoor manèges across the Staffordshire Moorlands District which have already been provided at the pre-application stage, and are included again with this application.

LAYOUT

- 5.3** The layout of the proposed manège is identical to the existing one on the site, and relates well to the other equestrian buildings on the farm. The proposed building, together with the existing buildings on the site, will appear visually as part of the group of buildings that are agricultural in character and on an existing farm complex.

SCALE

- 5.4** The proposal is for a building measuring 25.8m wide by 40.8m long, with a ridge height of 6.4m and an eaves height of 4m, however the site for the building (the existing outdoor manège) will

be dug out to reduce the ground level by 1.5m which will reduce the overall height in relation to the surrounding land to the north, west, and south.

APPEARANCE

- 5.5** The appearance of the proposed indoor manège building is of a similar form and scale to other existing and approved indoor manège buildings across the Staffordshire Moorlands District. The proposed building would be constructed of similar agricultural style materials to the nearby existing buildings on the site – dark green metal sheet cladding on the gable ends, and on the long sides timber Yorkshire-boardings above base courses of concrete blocks. Dark green metal sheet roofing is also proposed, all of these materials will match the existing buildings on the site; however the exact colours can be agreed to the satisfaction of the Local Planning Authority if required.

ACCESS

- 5.6** The proposal site uses the existing access drive off Lockers Bank to the west and given that the existing business already has customers, it is considered that there will not be a materially greater intensity of use in relation to the access to and from the public highway. Traffic speed/survey information was provided in relation to this access route in approved application SMD/2011/0947

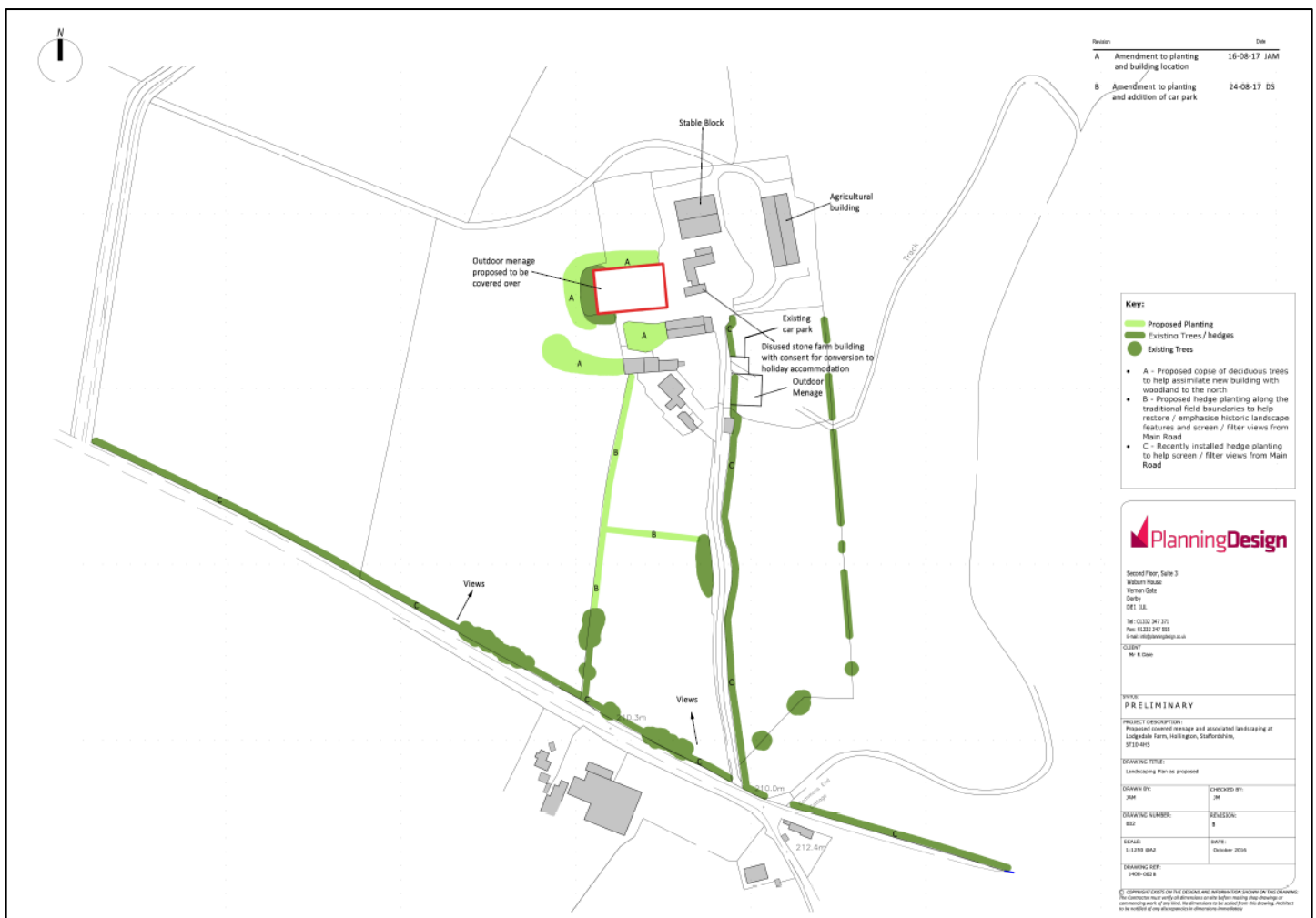
LANDSCAPING

- 5.7** The submitted Landscaping Plan shows the proposed layout with regards to landscaping. The plan shows both the existing trees and hedges, the recently planted trees and hedgerows as landscaping improvements on previous planning applications, and also the proposed tree areas and additional hedgerows proposed as landscaping improvements for this planning application.
- 5.8** The proposed building to create the indoor/covered Manège is located on exactly the same site as the existing outdoor Manège, which is already partially dug into the hill side, and it is proposed to reduce the ground level here by an additional 1.5m which will greatly help to reduce the overall height of the building in relation to the adjoining land levels and therefore reduce the visual impact of the proposed building in the wider landscape.
- 5.9** Any possible views of the building could only be achieved from near to the entrance drive to Lodgedale Farm, this is due to the intervening land form blocking the line of sight from further

along Main Road in both directions – the curvature of the land as it slopes away downhill means that from the road itself it is not possible to see the proposed location for the Manège building.

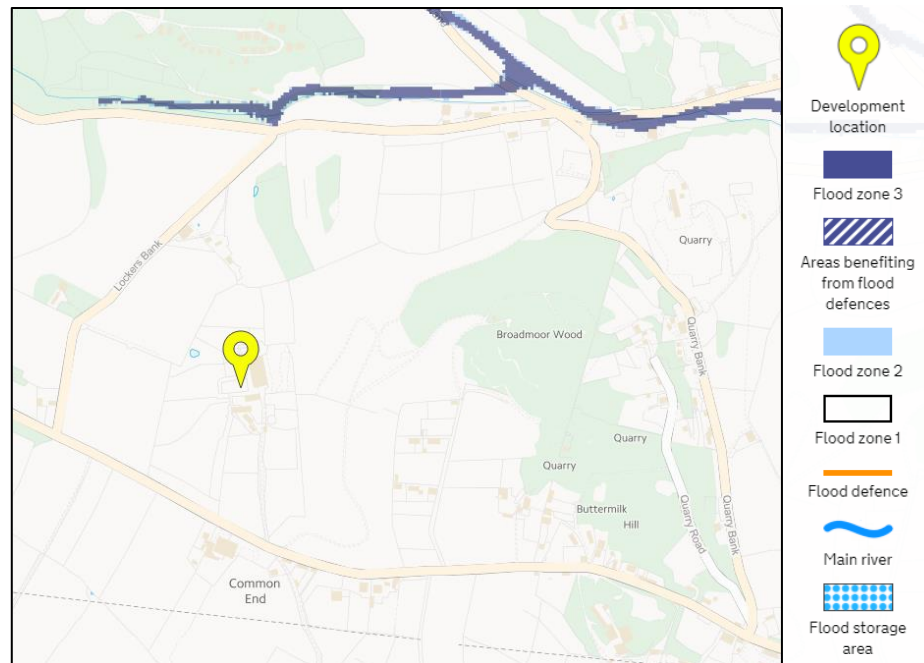
5.10 From all other public roads around the site there does not appear to be any visibility of the farm complex at all, which suggests that the proposed building will not actually be visible in the wider landscape.

5.11 This is why the proposed landscape planting concentrates on providing screening planting in the areas immediately to the south of the proposed building, between the site and Main Road which runs along the ridge of the hill:



6 Flood Risk

- 6.1 According to the Environment Agency Flood Maps, the site is located within Flood Zone 1 and therefore has a low probability of flooding.



7 Conclusion

- 7.1 The proposed indoor/covered manège is required to provide an essential all-weather, all year round facility for equestrian sports and associated activities.
- 7.2 It represents an upgrade of an existing outdoor manège and constitutes diversification of an existing rural business which will contribute towards its economic sustainability by making it more competitive.
- 7.3 National Planning Policy encourages positive planning for health and sports activities, this site is an established equestrian facility where both the livery customers as well as other members of the public can take part in organised sessions and events that contribute to a physically active and healthy lifestyle. This also benefits the social element of sustainable development.

- 7.4** Several other examples have been provided of covered/indoor manèges in the Staffordshire Moorlands District.
- 7.5** The design and materials of the proposed building are typically agricultural in character and will match the other buildings on the farm site.
- 7.6** The proposed landscape planting will help to screen the new building in any wider views from outside the site, and will provide biodiversity and habitat improvements which contributes to environmental sustainability.
- 7.7** The proposed landscape planting will also help to restore and improve the landscape character by reinstating the traditional hedgerows which are a valued feature of the Staffordshire Moorlands.
- 7.8** It is therefore considered that there is no conflict with local or national planning policy; that the proposal represents sustainable development; and therefore the applicant respectfully requests that planning permission is approved.



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