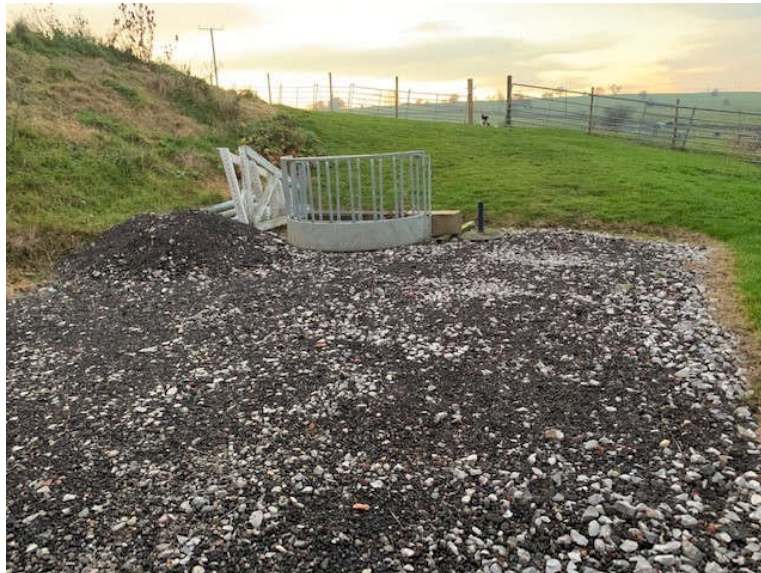


DESIGN AND ACCESS STATEMENT AND SUPPORTING STATEMENT

2 no. proposed new Shepherd's Huts for holiday let use at:

Upper Moorend Farm, Stoney Lane, Cauldon, Staffordshire, ST10 3EP



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1. Introduction

This statement has been prepared by Julia Allen Building Design on behalf of the applicants Mr and Mrs C. Rhodes.

This submission is for the proposal of 2 no. self-contained Shepherd's huts for holiday let use at Upper Moorend Farm in Cauldon.

This statement is structured in seven sections with references made to documents included within this submission. Section 2 details the context of the site and associated land. Section 3 provides a description of the proposal; Section 4 provides the design details and considerations we have made in making this application; Section 5 details the access; Section 6 provides a summary of the Flood Risk associated with this site and Section 7 concludes with a Supporting Statement and planning policies associated with this application.

2. Context and background

This application is for 2 no. proposed self-contained, one bed, Shepherd's huts for holiday let use at Upper Moorend Farm in Cauldon.

The applicants have lived at Upper Moorend Farm for over ten years now. They farm the acreage around them with sheep and also keep chickens, ducks, geese etc. The static caravan, which was previously used for holiday let, has been removed and the applicants now seek formal consent to site two new, luxury Shepherd's huts for rental for adult- only holiday let.

3. Description of the Proposal

A Shepherd's Hut is a rectangular, cuboid shaped living space with a curved barrel roof, set up off the ground on metal wheels, with a tow bar for manoeuvrability. The proposed Shepherd's Huts will feature a kitchenette, sleeping facility and an ensuite shower room. The entrance to the Shepherd's Hut will consist of a few steps up to a small, decked area. A modern log burning stove will be installed for heating and the huts will have an insulated curved roof to keep heat within the space. The design allows rainwater to run off the roof directly and no drainage or surface water guttering is required. The huts are fully insulated, lined with a waterproof breather membrane, finished externally with painted or treated laminated vertical timber boarding to protect the exterior from weather damage.

Details of the proposed internal layout and exterior views of the Shepherds Huts are shown on shown on submitted drawing ref: JABD/285/003 Rev A.

It is proposed that the two Shepherd's huts are sited separately on the site, to provide privacy for each holiday let and enjoyment of the wide stretching views of the landscape.

4. Design

The proposed Shepherd's huts are shown as approximately 5.54m wide x 2.27m deep and include one double bed, kitchenette with electric hob and sink unit, log burner, a small table and seating for two and an ensuite shower room with hand wash basin and toilet.

Externally, the huts will have an insulated metal camber roof with timber clad walls, painted in a modern earthy colour to blend into the natural surroundings landscape.

The Shepherd's huts are mounted on a metal frame, on wheels with an operational metal tow bar.

Careful consideration has been given to the siting of the proposed Shepherd's Huts and the locations shown on drawing ref: JABD/293/002 Rev A take account of the formal pre-application guidance provided in February 2021. Two separate locations are proposed and these ensure they will not be visible from Stoney Lane and nor will they be visible from the neighbouring properties on Stoney Lane. The locations shown are considered to have a minimal impact upon the landscape.

5. Access

The site has existing access from Upper Moorend Farm yard, off the unnamed access track, leading from Stoney Lane.

This existing access provides a legal right of way for the applicants Upper Moorend Farm and their immediate neighbours for vehicular and pedestrian access. The use and legal status of this track was established under the previous application ref: SMD/2019/0775.

An existing public footpath leads from the unnamed access track, through Upper Moorend Farm yard, in a northerly direction. This footpath will be maintained throughout the installation of the Shepherd's Huts and thereafter.

No diversion or temporary closure of the public footpath will be required.

There are no proposed alterations to the existing site access, boundaries or existing hedgerows.

6. Flood Risk

Current Environment Agency flood mapping data details that the site falls within Environment Agency Flood Zone 1, an area with a low probability of flooding.

No additional measures are anticipated in the event of a full planning submission.

7. Supporting Statement and Planning Policy

Formal pre-application guidance was sought in December 2020 and supplied on the 25th February 2021 following a site meeting at Upper Moorend Farm. The formal guidance supplied details the application of planning policy E4 for Tourism and Cultural development with regards the Area Strategies in Policies SS 5 and SS 10, inviting a formal planning application to be submitted.

Careful consideration has been given to East Staffordshire Borough Council Local Plan 2012 planning policies with regards the promotion of leisure and recreation in the countryside and the means in which support to the rural economy, tourism, culture and leisure development are considered.

The East Staffordshire Borough Council Local Plan 2012 Strategic Planning policy SS10 (2) details that diversification will be supported of existing farming enterprises.

It is considered that the addition of two Shepherd's Huts will assist the long-term sustainability of the farming enterprise at Upper Moorend Farm and will not have a detrimental impact upon the surrounding existing holiday let businesses.

This site is nestled between 'Secret Cloud House Holidays' and 'Lower Moorend View Caravan Site' and this application proposes a different type of self-catering holiday offering. This proposal is considered to enhance the current selection and widen the existing range of self-catering holiday offering within the area.

The setting is considered to be compliant with planning policy SS 10 (5) in allowing small scale tourism developments and in accordance with Planning Policy SS 10 (2) whereby this is considered to be limited development of business for employment uses where a rural location can be justified.

In terms of scale, this proposal is for just 2 no. Shepherd's Huts and is considered to be appropriate for the size of the site.

The East Staffordshire Borough Council Local Plan 2012 Strategic Planning Policy 15 with regards to tourism, culture and leisure development, whereby any new tourism provision will be assessed in accordance with the extent to which the local economy can be supported:

- i) The proposed Shepherd's Huts are within easy walking distance of the historic 'Yew Tree Inn', just 0.45 miles, an 8 minute walk from the site. The 'Yew Tree Inn' has a 12 hour licence and offers food and drink, take away and dine in service.
- ii) The proposed Shepherd's Huts are a short distance from the services offered on the main A523 between Ashbourne and Leek. 'Ye Olde Crown Hotel' offers food and refreshment and is just 1 mile, a 20 minute walk away from the site. 'Ye Olde Crown Inn' offers food and drink, take away and dine in service.

- iii) The proposed Shepherd's Huts are within easy walking distance of the 'Manifold General Stores', on the main A523 between Ashbourne and Leek. The stores are 1.5 miles, 5 minute drive from the site and sells a wide range of groceries and fresh produce etc.
- iv) The proposed Shepherd's Huts are within easy walking distance of the 'Riverside Café' on the main A523 between Ashbourne and Leek. It has a 4.5 star rating for serving dine in and take away breakfasts, pizza, fish and chips etc.
- v) The proposed Shepherd's Huts are within easy walking distance of 'The Red Lion' public house in Waterfall; just 2.4 miles, 45 minute walk from the site makes a pleasant recreational morning or afternoon walk. 'The Red Lion' is a traditional country pub with inside and outside seating where the beautiful views over the Peak District National Park can be admired. Live music events are often held here and an extensive menu is available.
- vi) Further afield, 'The Fox and Goose' public house offering food and drink, is 2.9 miles away and in Ipstones, there is a choice of public houses including the 'Marquis or Granby', 'The Sealion', 'The Old Red Lion' a village butcher shop and Post Office are all 4.4 miles from Upper Moorend Farm.

The approval of these proposed Shepherd's Huts will support all these local food establishments and contribute to the local economy.

The formal pre-application guidance supplied makes strong reference to East Staffordshire Borough Council Local Plan 2012 Policy E4 for tourism and cultural development, whereby "new tourism and cultural development which complements the distinctive character and quality of the District will be supported having regards to the Area Strategies in Policies SS 5 and SS 10 and Churnet Valley Strategy policy SS 11" E4 (1) states "New tourism, visitor and cultural accommodation, attractions and facilities should be developed in a location that offers, or are capable of offering :

- A) Good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling"

This proposal offers new tourist and visitor accommodation in a location that is well connected to other tourist destinations such as the following:

- i) Alton Towers Adventure Park
- ii) Alton Towers Water Park
- iii) Peak Wildlife and Safari Park
- iv) Peak District National Park
- v) Historic market town of Ashbourne; Ashbourne Leisure Centre, Ashbourne Heritage Centre, Dovedale and Ilam National Trust
- vi) Historic market town of Leek;

Public transport bus service number 108 operated by D and G Bus Company runs a regular service along the main A453 road between Ashbourne and Leek.

Upper Moorend Farm has excellent links to the established popular cycle network 'Manifold Valley'. A 15 minute cycle ride away from the 'Brown End Farm Cycle Hire' and the start of the Manifold Valley and National Cycle Route 549. This is an excellent, safe, off road, scenic cycle route, perfect for keen amateur cyclists.

Swineholes Wood, a Staffordshire Wildlife Trust Nature Reserve, is easily accessible on foot or by bicycle from Upper Moorend Farm. Just 8 minutes cycle ride away, or 30 minutes walk at Ipstones Edge, this site is designated as a SSSI by Natural England and is considered as an important heathland area with dwarf heathland, grassland and wetland features.

Upper Moorend Farm is superbly located alongside the Peak District National Park and an extensive network of public footpaths throughout the district. The Peak District National Park Waterhouses car park is located 5 minutes' drive away from the site and signifies the start of a wealth of off -road public footpaths accross the Peak District National Park. A significant section of the 'Weaver Walk' Greendale to Cauldon passes through Upper Moorend Farm and is regularly walked by keen ramblers and walking groups. Further afield, lies 'The Roaches' and 'Cannock Chase'.

Forming part of the Churnet Valley, Forestry England SSSI, 'Dimmingsdale' is 5 miles away from Upper Moorend Farm, offers delightful circular woodlands walks with an outdoor café serving lunches, teas and cake and more substantial meals can be purchased from 'The Ramblers Retreat'. This 'hidden gem' is regularly featured in the national press and recently described Dimmingsdale as one of the most beautiful places to walk in Winter and view autumnal colours.

The Churnet Valley Railway is located 9 miles from Upper Moorend Farm and is easily accessible by car. The Churnet Valley operates a nostalgic steam train ride through Staffordshire's hidden valley, into the Staffordshire Moorlands and the outskirts of Leek and the Peak District National Park. The railway line runs from Froghall to Cheadleton and has a wide range of special events such as Experience Days, Fine Dining, Staffordshire Afternoon Teas, Valentines Dinner and Train Driver Training Days.

Froghall Wharf is sited at the end of the Caldron Canal, built in 1776 this is considered as one of the most interesting waterways. It is 3.6 miles from Upper Moorend Farm, a 30 minute cycle ride away and has picnic tables and toilet facilities.

Kingsley Bird and Falconry Centre is located in Cheadle, just 5 miles drive away from Upper Moorend Farm has one of the largest collections of birds of prey in the country. The sanctuary offers half day visits for keen enthusiasts of exhibition birds of prey.

The approval of these proposed Shepherd's Huts will supply visitors to all of these tourist attractions and will make a significant contribution to boosting the local economy.

Further afield Upper Moorend Farm provides an excellent base to explore Buxton, Bakewell, Haddon and Chatsworth.

- B) Planning Policy E4 states that new tourist and visitor accommodation should “shall be of 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 interest of acknowledged importance”

In terms of scale, this proposal is for just 2 no. Shepherd's Huts and is considered to be appropriate for the size of the site.

The surrounding self-catering accommodation is all aimed at family and group holidays. This proposal is distinctly different from the current self-catering accommodation available in the area. This proposal offers luxury, adult-only accommodation for two people. This high quality proposal is considered to be of appropriate scale and in keeping with the character of Upper Moored Farm.

Careful consideration has been given to this proposal with regards the siting of 2 no. proposed Shepherd's huts, to ensure there is a minimal impact upon the surrounding landscape. The existing earth mound and natural topography of the site will ensure that all residential amenity is protected and unharmed.

The site visit undertaken at pre-application stage identified that the fields to the south of the site have some special biodiversity importance. This is recognised within this application and these fields will be preserved and enhanced as a result of this application.

This proposed scheme submitted has been well considered and will offer an excellent small self-catering holiday facility, complementing the existing setting and current accommodation available in the locality and will support the existing local economy and we seek your approval.

March 2021

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