



Design & Access Statement

6th December 2022

Revision A – Application site area revised. 15/12/22

Client: Mr & Mrs Kavanagh

Project: P307 – 35 Hot Lane, Biddulph Moor, Staffordshire, ST8 7HP

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1 INTRODUCTION & BACKGROUND

This design and access statement has been prepared by Epoch Architecture Ltd to support a full planning application for the construction of a new agricultural building for the owners that reside at 35 Hot Lane, Biddulph Moor, Staffordshire, ST8 7HP. The site is a registered small holding; DEFRA Ref: 370640725.

The full planning application is for the following form of development:

“Construction of new agricultural building to provide storage, stable blocks for horses and breeding of sheep”.

The purpose of this statement is to inform and support the proposals within the application, ensuring that the design is considerate of the site, its context and history, whilst providing an inclusive environment wherever possible.

The statement has been prepared to present the following information;

- Site Location and Analysis
- Character of the Site
- The Design Principles behind the Proposals
- The Positive Impact that the Proposals will have on the Surroundings
- Scale, Massing, Density and Orientation of the Development

2 SITE AND CONTEXT

a) Location

The site is located in Biddulph Moor however it is located outside of the development boundary and around 0.2km from it at the nearest point. The site is around 0.6km North-East of the village of Biddulph Moor, 2.4km East of the town of Biddulph, 7km South-East of Congleton and 7km North-West of Leek. The nearest junction of the M6 can be found at Radway Green - around 18km away.

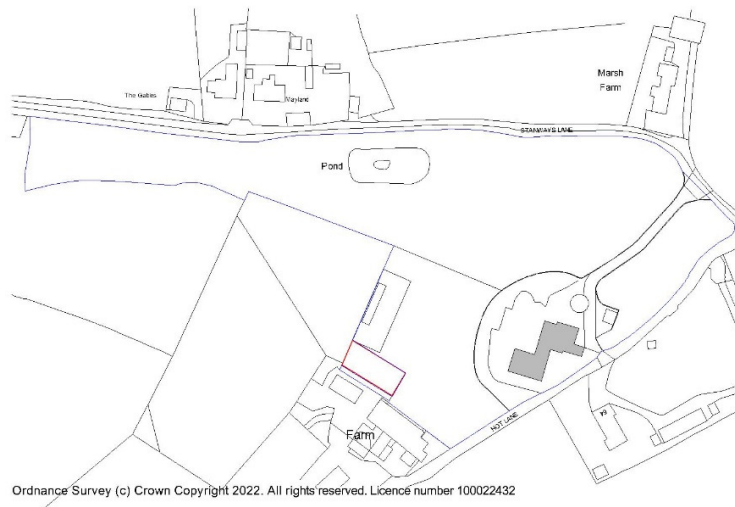


Image 1 – Location Plan

b) Site Characteristics

The application site consists a small portion of land in the West corner of the upper part of the site. The current use of the application site is open agricultural grazing land. Immediately North of the application site are the remnants of previous tennis courts that now house temporary field shelters for livestock edged with a timber post and rail fence – more akin to the agricultural setting. The remainder of the land outside of the domestic curtilage is open agricultural land used for grazing.

The main dwelling is of natural stone construction with a pitched tiled roof over and typical of the area. The property is part two-storey and part single storey with room in the roof accommodation. The application site area is 1155sqm (red edge) with a total site area of 21,170sqm or 5.2 acres in size (red and blue areas combined). Attached to the main dwelling is an ancillary pool room which recently received planning approval for the conversion to two holiday lets.

The proposals within this application are focused wholly on the application site.



Image 2 – Main dwelling as viewed from Stanways Lane access point

The site has two entrance points, one off Hot Lane and a second primary access point off Stanways Lane. To the South-West along Hot Lane is Biddulph Moor Village. In all other directions is open green belt land with farmhouse dwellings and associated agricultural buildings positioned across the landscape. The site is bound by mature hedgerows and timber post and rail agricultural fencing to both Hot Lane & Stanways Lane.



Image 3 – Open farm land & animal shelters looking West from main dwelling.

c) Planning History

We have conducted a review of Staffordshire Moorlands on-line planning history records for 35 Hot Lane and note that there are three historical planning approvals at the site. Namely:

- SMD/2022/0445 – Conversion of existing attached pool room (C3 Use Class) to holiday accommodation (C3 Use Class) and new parking area for guests. Approved on 6th October 2022.
- SMD/1987/0902 – Extension to form swimming pool. Approved on 3rd September 1987
- SMD/1986/0193 - Extension to form games room, lounge, dining room, kitchen, hall and porch with three bedrooms on first floor. Approved on 25th November 1986

This planning application proposes to construct a new agricultural building for stable blocks and breeding.

d) Character of the Surrounding Area

The site is located 200m outside of the settlement boundary of Biddulph Moor which is defined as a large village. Biddulph Moor is made up of a mixture of dwellings, small business's/facilities and a large number of farmsteads. A considerable amount of the local farmhouses are constructed of locally sourced stone with pitched tiled roof similar to the main dwelling and dating back to the mid-1800's.

Agricultural buildings commonly found in the area are of either masonry or concrete lower sections with metal or timber cladding forming the upper parts of the walls with corrugated cladding roofs over.

e) Access Generally, Movement Local Facilities

The site is accessed directly off Stanways Lane which is an un-classified road. Access is good and provides excellent links to nearby classified road linking to the wider Staffordshire Moorlands and Cheshire.

- Biddulph Moor Post Office & Shop (0.6km)
- The Beauty Retreat Salon (0.6km)
- Butterlands Equestrian Centre (1km)
- Biddulph Grange Gardens National Trust Property (1.3km)
- The Fox Hound Public House (<0.1km)
- The Rose & Crown Public House (0.6km)
- The Talbot Public House (3.8km)
- Biddulph Valley Leisure Centre (3.5km)

f) Site Access

The site access is not of concern to this application and will remain un-changed.

4 DESIGN PARAMETERS

(a) Amount

The scheme within this application proposes a modestly sized agricultural building (174 sqm) required for storage, stable blocks and the breeding of valley blacknose and grey face sheep. The applicant has a devotion to the equestrian hobby and uses the land to re-train ex-racehorses to prevent them from slaughter.

(b) Siting & Layout

The proposed building is to be located in a natural corner of the site adjacent to existing agricultural buildings that can be found on the adjoining land at Hot Lane Farm.

(c) Scale

The drawings within this application fully detail the scale of the proposals and are of the required size to adequately house the necessary facilities for the proposed use. The proposed building is of a similar scale to that found on the adjacent land at Hot Lane Farm.

(d) Appearance

The appearance of the proposed building shall be similar to those found locally of agricultural use. The lower section of the building shall consist of pre-cast concrete panels installed between a structural steel frame. Corrugated cladding panels shall form the remainder of the walls and roof over. Two large door openings are to be provided to enable the movement of livestock and agricultural machinery in and out of the building.

(e) Landscaping

Landscaping and topography around the building shall remain as existing.

6 CONCLUSION

6.1 The proposals within this design and access statement and the planning application as a whole present a well thought through scheme to present a building that sits harmoniously within the setting in a suitable location.

6.2 From a design perspective the proposals do not greatly affect the appearance of the setting due to the proposed location and use of sympathetic materials.

6.3 The permanent building is required for the sustainability of the growing agricultural use of the land to re-train ex-racehorses and avoid slaughter and the breeding of blacknose and grey faced sheep.

6.4. Access to the building will be from the main agricultural land and therefore no alterations or greater trips are proposed over the existing access points - therefore there is no greater risk to highway safety.

Accordingly, we urge the Planning Authority to approve the development in accordance with the presumption in favour of sustainable development outlined in both the Local and National Planning Policy.