PLANNING STATEMENT

(including Design & Access)

IN RELATION TO THE

FULL APPLICATION FOR REPLACEMENT OF TIMBER HOLIDAY CABIN WITH AN ACCESSIBLE DISABLED FRIENDLY HOLIDAY CABIN

AT

LITTLE LYMFORD FARM
TUNSTALL ROAD
BOSLEY
STAFFORDSHIRE
SK11 0PB

ON BEHALF OF

MR A CORNEZ

Stephen Locke Associates
Barcaldine, Barrack Lane
Lilleshall, Newport
Shropshire, TF10 9ER

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1.0 Introduction

1.1 This planning statement has been prepared by Stephen Locke Associates on behalf of Mr A Cornez who owns the application site at Little Lymford Farm and is in support of the replacement of an existing timber cabin which has previously been used as tourist holiday accommodation.

1.2 The statement is intended to provide a comprehensive overview and explanation of the background to the proposed rural diversification scheme, and in particular provides :

- A description of the holding
- The planning policy context within which the application should be considered and determined
- An overall assessment of the planning values of the application; and
- A site specific review of key planning issues

2.0 Site Description

2.1 The land proposed for the replacement cabin site is owned by local farmer Mr A Cornez and is located to the east of the main farmstead.

2.2 A site area plan is provided at ***Appendix 1***. The site currently consists of a timber cabin structure situated in a small, unproductive area within an existing grass field, which would be easily accessible for both the owners in terms of cleaning/maintenance and also for visiting guests. In addition, the plan also helps to illustrate the sites proximity to local amenities and transport links.

2.3 The site extends to approximately 26 acres with other land rented locally, comprising of permanent pasture to support the existing farming and equestrian enterprise. Little Lymford Farm is accessed via a private stoned track off Tunstall Road and offers good visibility in either direction which currently accommodates agricultural vehicles and therefore has capacity to accommodate vehicles of visiting guests.

2.4 The unit has been farmed by the applicant for many years and the existing timber cabin has previously been used as holiday accommodation until it began to fall into disrepair. However, the enactment of the Agriculture Act 2020 outlining reductions in farming income due to the phasing out of the Basic Payment Scheme from 2021 has led to DEFRA advising farmers to be prepared for overall changes in farm payments following Brexit. Therefore, it is considered that replacing the existing cabin with a sustainable ‘like for like’ lodge will allow the applicant to continue successfully building and adding value to their alternative income sources away from agriculture.

2.5 Farm tourism offers an opportunity for landowners and farmers to diversify their income. There is a growing interest in Staycations and more people in the UK are looking for locations for a short break in the countryside. As a result, Little Lymford Farm has an excellent opportunity for growth, therefore it is important that the site can operate with all the necessary facilities to enable it to remain competitive in the local rural economy. This will require less capital outlay as all necessary services are already available to the existing cabin.

2.6 The setting of the site looks out over the farm and the wider local countryside with good views. The farm has numerous public footpaths close by and is also within walking distance to the River Dane and Macclesfield Canal network. The local amenities (village pubs, fisheries, farm attractions, bus stop, church) are located within Bosley and the surrounding areas, which are within walking distance or a short car journey from the farm. It is also in easy access of both the A523 and A54 road networks.

2.7 The aerial picture below **(Figure 1)** shows the setting of the farm and outlines the existing site proposed for the replacement cabin. The site is not isolated as it sits within close proximity to the main farmstead whilst been a sufficient distance away from other residential development not associated with Little Lymford Farm. Please see site photographs at **Appendix 3.** There are also other timber holiday cabins in the locality.



Figure 1

2.8 In terms of the wider location, the market town of Leek is 7.5 miles to the south, the large town of Congleton is 5.2 miles to the west, Bosley Reservoir is 1.1 miles to the east, River Dane Aqueduct is 0.6 miles to the north west, Rudyard Lake Sailing Club is 3.5 miles to the south and the large market town of Macclesfield with a variety of interest and attractions is 6.4 miles to the north.

2.9 We have reviewed the Staffordshire Moorlands District Council policies map and it has been noted that the application site lies within the Green Belt. Therefore, the development proposal has been considered within this context to ensure this will not give rise to any harmful impacts within the Green Belt landscape.

2.10 In terms of planning history it has also been noted that the timber cabin has been in situ since at least 2003 having reviewed historic aerial imagery. In addition, application

SMD/2012/0915 which was granted on 31/01/2013, provided a 3-year permission for the 0.17 ha paddock of grazing land immediately to the north of the timber cabin to be used for private leisure camping. The site layout plan submitted **(*Figure 2)*** with the application expressly highlights the timber holiday cabin.

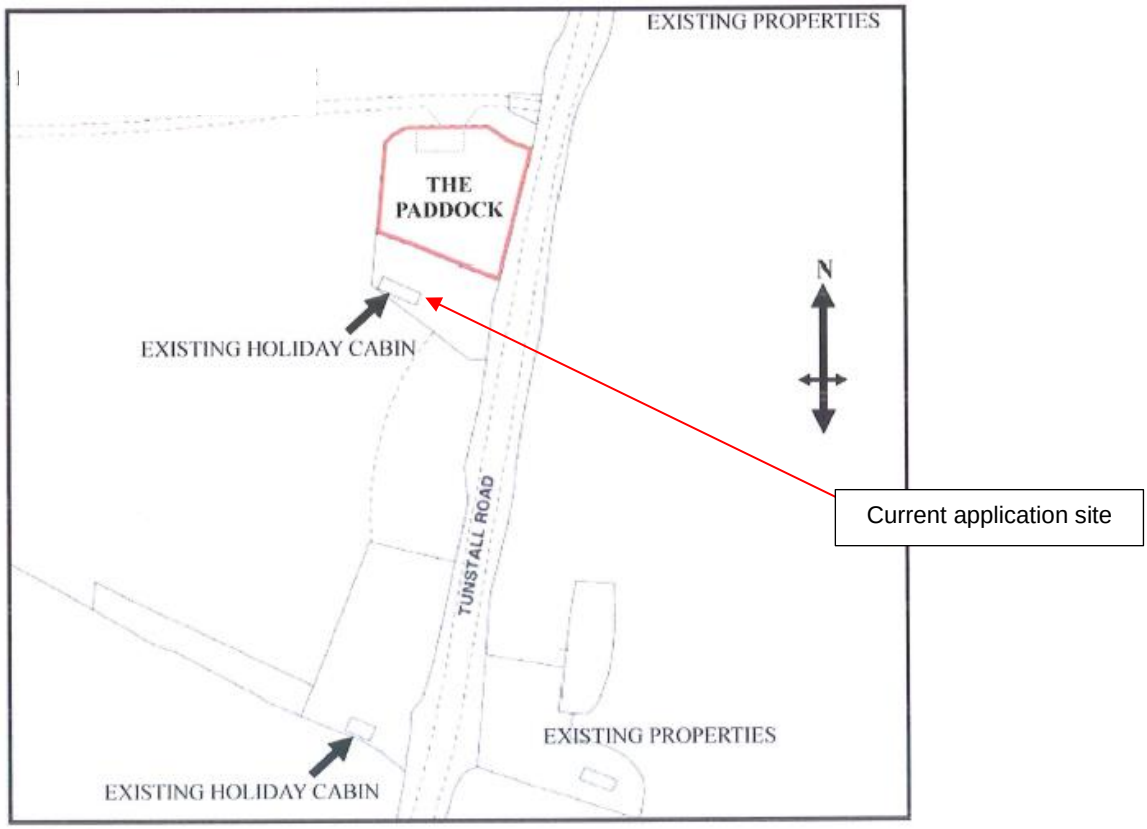


Figure 2

2.11 Therefore, Staffordshire Moorlands District Council have been aware of this structure for many years as it has formed part of the surrounding landscape. This application seeks only to replace the cabin with a sustainable 'like for like' alternative which will also enable the applicant to receive a diversified income source away from agriculture.

3.0 The Proposed Development

3.1 The applicant's vision is to retain as much as possible of the existing rural character of the site, with one of the target visitor markets being disabled visitors who wish to enjoy the natural countryside. The proposal is to seek approval for a modest holiday lodge, comprising of a self-contained timber cabin measuring a similar footprint to the existing building of approximately 42ft x 14ft (12.8m x 4.27m) totalling a GEA of approximately 55m^2.

3.2 To allow for disabled access and wheelchair circulation space (shown on the plans) the floor area of the replacement cabin would be increased slightly to 78m^2. Externally the cabin would be finished with wooden cladding in order to aesthetically blend within the natural environment and ensure it is not intrusive within its surroundings. It is considered that the site would be enhanced by a new and attractive structure in comparison to the detrimental appearance of the current cabin. ***Figure 3*** below provides an indicative site plan of the

proposed positioning of the cabin on the application site and ***Figure 4*** provides further detail of the elevations and interior examples proposed for the development.



Figure 3 – Site Layout

3.3 The proposed replacement holiday cabin is located on the same site as the existing unit but just rotated slightly to face to the north to enhance views for visitors.

3.4 The elevations and floor plans are shown below:

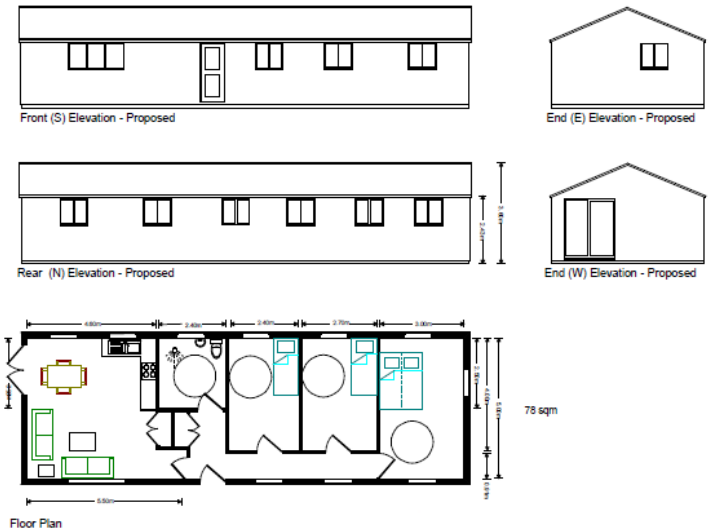


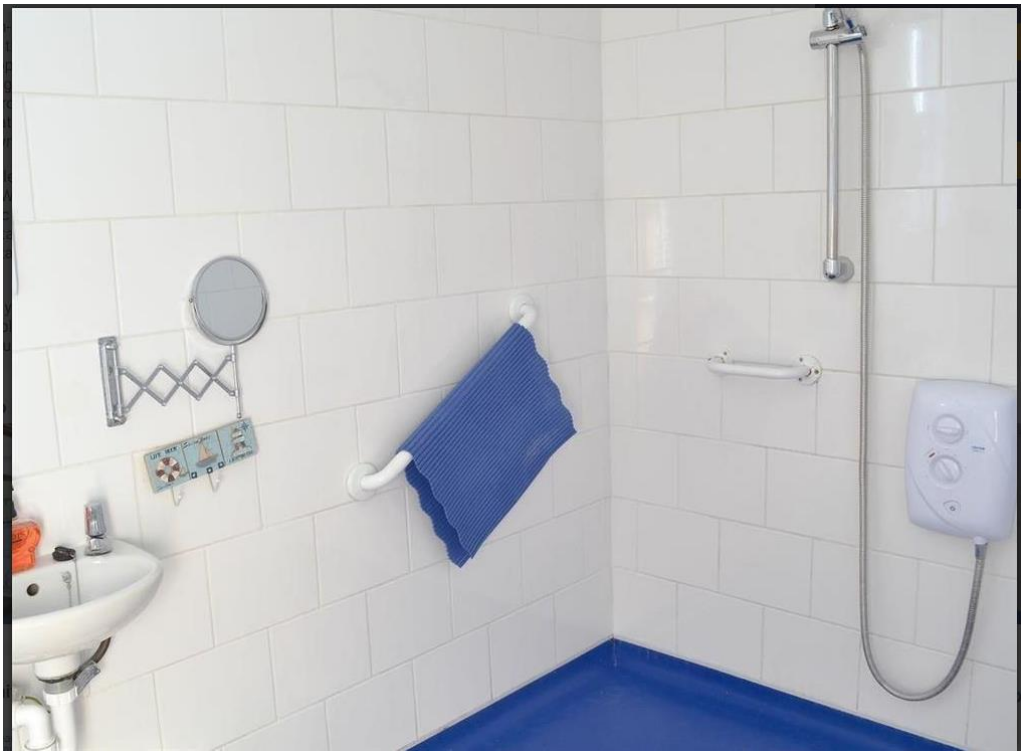
Figure 4 – Elevations and Floor Plan

3.5 The applicant is keen to provide accommodation for disabled visitors with all accessible bedrooms having space for wheelchair access and the design including a disabled wet room. The images (***Figure 5***) below show example interior layouts:

Figure 5 - Example interior layouts:



Open Plan Living Space



Disabled wet room with non-slip floor

3.6 The access door from the parking area will be ramped to allow easy wheelchair access and parking will be directly next to the unit to allow easy disabled access. All the rooms will have level access to the wet room.

3.7 The proposed cabin is a low impact temporary timber structure that formally falls within the statutory definition of a "caravan" or temporary structure outlined within Section 13 of the Caravans Sites Act (1968), as "*Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted but does not include*

(A) Any railway rolling stock which is for the time being on rails forming part of a system, or (B) Any tent'"

Amendment of the definition of caravan (2006)

- Length (exclusive of any drawbar) 20m (65.6FT)
- *Width: 6.8m (22.3ft)*
- *Overall height (measured internally from the floor at the lowest level to the ceiling at the highest level) 3.05m (10ft)*

3.8 The submitted design is in line with the dimensions detailed in the aforementioned definition and has been designed for couples, a small family or a disabled guest and carer. As a lightweight timber cabin there is no requirement for intrusive foundations. In addition, it would be located approximately on the same land that has already been occupied by the existing cabin for over 20 years and is not within any tree root protection zone. Therefore, this will not cause any adverse impact on the surrounding environment.

3.9 A foul drainage system will be facilitated through a newly installed Biodisc package treatment plant with outfall to soakaway with free draining soils. Heating will be facilitated through an air source heat pump and electricity will be facilitated through the use of solar panels.

3.10 Access to the accommodation will be via an existing stoned driveway located to the northern end of the site. The proposal includes modest ground works, an extended track, car parking facilities and suitable landscaping such as new hedgerow and tree planting.

3.11 The existing access track is located directly off the public highway to the north of the application site and has capacity to cope with a small increase in traffic to accommodate occasional guests' vehicles. Therefore, the development will have a negligible impact in respect of traffic volumes on highways to and from the site.

3.12 There is good visibility in either direction when entering and exiting the site, with clear visibility splays in both directions available from the edge of the carriageway.

3.13 The self catering cabin will be owned and operated by Mr A Cornez who aims to provide a unique and relaxing experience for visitors which will encourage repeat bookings. Visitors will have the option to sit outside their boutique accommodation and enjoy uninterrupted views of the grazing paddocks and surrounding countryside. If required, facilities such as bicycles will be available to hire and public footpath maps provided to encourage a low carbon footprint.

3.14 Marketing will be a key element of the enterprise and the applicant will set up a website whilst also listing the site with a specialised website such as Canopy and Stars and Welcome Cottages, etc. By creating a key image and branding, this will attract paying customers and encourage repeat business. The growing use of social media such as Facebook, Instagram, Trip Advisor and Twitter will also help to boost knowledge of the site and its reputation. The aim is to become an outstanding accessible Staffordshire holiday accommodation hideaway, placing nature and customers first to ensure their every need is met, together with an exceptional quality of finish and service.

3.15 The objective will be to provide an experience for all guests who wish to escape the demands of everyday life and immerse themselves in a stripped-back natural environment, whilst also not forfeiting the everyday essential facilities such as the accessible wet room and higher-spec fixtures, fittings and furniture such as a log burning stove, outdoor dining area, ramped access, etc.

4.0 Planning Policy Assessment

National Planning Policy Background

4.1 National planning policy is set out in the National Planning Policy Framework (NPPF) which was originally published in March 2012 and a revised issue published in July 2021. This replaces most former planning policy statements and guidance notes as a key part of Government reforms to make the planning system less complex and more accessible. The NPPF emphasises that positive growth should be supported and should go ahead without delay, and Paragraph 2 provides that the "*National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions*".

4.2 Paragraph 7 states that "*The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*".

4.3 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.4 In the case of the proposed tourism development, the project will provide key economic benefits due to the strong evidence of tourism and visitors as contributors to Staffordshire's economy. This reflects the national trend for increased demand of UK-based holidays following the decrease in consumer confidence for overseas travel as a result of the Covid-19 pandemic. There has been continued growth in the tourism sector in recent years, therefore, the proposed use helps meet this need, contributing positively to the rural economy and supplying an identified demand in the UK staycation market.

4.5 Visitor accommodation will help support local pubs, restaurants, shops and visitor attractions in the area, thereby helping the local community retain more services and facilities than would otherwise be the case. In addition, the use of local produce used in welcome packs and available at local food markets/eateries will help to support other local dairy, stock and arable farms within the locality. Therefore, an increase in visitor numbers will support the rural economy for a number of other businesses.

4.6 In terms of social benefits the availability of holiday/guest accommodation is important. The proposed holiday cabin replacement will widen the range of holiday accommodation available in the local area, enabling visitors to enjoy the area and thereby supporting their health, social and cultural well-being by re-connecting with nature. The proposed change of use will provide a steady stream of visitors that will also help to support local activities, businesses and events. The design of the holiday unit to help serve disabled visitors will help to provide a rural retreat for visitors in need of more accessible space.

4.7 Environmentally, there is a growing demand for 'greener' holidays, involving less travel and allowing the quiet enjoyment of the natural environment. This proposal will help achieve these objectives, providing rural guest accommodation that does not require air travel and which is sited in a location that encourages walking, cycling and quiet enjoyment of the countryside. In addition, Section 1(b) of the Agriculture Act 2020 states that the Government will focus on *"supporting public access to and enjoyment of the countryside, farmland or woodland and better understanding of the environment."*

4.8 The proposed use is a low impact development that has minimal effect on the local environment. The replacement timber cabin will blend with the natural surroundings and will be constructed from sustainable materials. From an ecology perspective, the land is of low ecological value, and will be enhanced by additional landscaping which can be agreed as part of a planning condition. This will include tree and shrub planting to enhance habitat and ensure an aesthetically pleasing site appearance for visitors, which will result in improved screening and wildlife corridors for the surrounding environment. Therefore, it is considered that the proposal will enhance the existing site both visually and environmentally.

4.9 The development site is located in an area designated as Flood Zone 1 and thus at negligible risk from flooding as confirmed by the Environment Agency's flood map. A flood risk report is provided at ***Appendix 4.***

4.10 The NPPF also provides strong policy support for a prosperous rural economy. Paragraph 83 states that planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) *sustainable rural tourism and leisure developments which respect the character of the countryside*;

4.11 The scheme submitted is a sustainable rural tourism development enterprise which is given strong support under the NPPF. One of the key elements of the scheme is the low carbon footprint with a high emphasis on renewable energy and locally sourced produce.

4.12 The application site is designated within the Rushton County Parish Green Belt area. Paragraph 149 of the NPPF states that *"a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces"

4.13 In this case, the development proposes a sensitive replacement of an existing building of substantial construction which has formed part of the landscape for over 20 years. Its proposed improved design will aesthetically blend its appearance within the surrounding area. It is not materially larger than the existing cabin, being only 23m^2 larger in floor area than the existing unit.

4.14 The proposal submitted will promote sustainable rural tourism and the small-scale nature of this development will have no adverse impacts on the openness or visual amenity of the Green Belt. Therefore, the NPPF provides that this nature of development is entirely appropriate and should be supported.

Local Planning Policy Background

4.15 Local plan policy is contained in the Staffordshire Moorlands District Council (SMDC) Local Plan, which was adopted on 9th September 2020 and sets out the development strategy, strategic and development management policies and land designations for the District. The Local Plan should be read in conjunction with the NPPF as well as local Supplementary Planning Documents and Supplementary Planning Guidance.

4.16 Therefore, Policy SS10 of the Local Plan is applicable in this case, which aims to strictly control development in rural areas, and restrictive policies relating to the protection of the Green Belt.

4.17 Policy SS10 Other Rural Areas Strategy provides support for the proposed development by *"supporting the diversification of existing farm enterprises"* and *"allowing for small-scale tourism developments in other areas (in accordance with policy E4)".*

4.18 Policy E4 – Tourism and Cultural Development states that new tourist accommodation should have *"good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling".*

4.19 In this case it has been demonstrated that the proposal is a small-scale tourism development which will be facilitated through the replacement of an existing building that has previously been used for holiday accommodation but is currently dormant due to its condition.

The site is located within walking distance of the Macclesfield canal network which connects to many different settlements and tourist attractions via a network of public footpaths and cycle paths.

4.20 In addition, Policy E4 also states that *"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.* It is considered that as this proposal is to replace an existing building with a sustainable 'like for like' structure that is more aesthetically pleasing than what is already there that this will be of appropriate quality, scale and character and will enhance the surrounding landscape.

4.21 In this case, the application building is suitably located and appropriate for replacement. It benefits from its own access point, which will only generate traffic from one or two additional vehicles as the holiday unit will be aimed at the couple's / disabled market. This proposal also benefits from strong policy support under E4 as the development is for tourism purposes and its proposed use does not harm the character of the surrounding area as the existing building presents an eyesore.

4.22 Therefore, the proposed development accords with both national and local planning policy and will bring economic benefits to the area through the increase of secondary spending for local businesses such as local fishing pools, golf courses, pubs/cafes/restaurants, farm shops, theme parks, wildlife parks, national parks etc.

4.23 The scale of the development proposed is small in nature and does not cause any detrimental impacts to the immediate or surrounding environment. The application site is well screened from the roadside and the design of the proposal is sympathetic to the character and distinctness of the open countryside. There are no ecological impacts.

4.24 Overall, the proposed project is both sustainable and meets both local and national planning aims.

5.0 Development Appraisal

5.1 The proposal would enable visitors to enjoy Staffordshire's rural areas whilst being located in a sustainable location. There is an existing demand for visitor accommodation in the area and the emerging trend of accommodation which provides the unique outdoor nature experience with modern-day luxuries is in demand more than ever before. This proposal will extend and compliment the range of visitor accommodation on offer in the locality by offering holiday accommodation in a high-quality self catering cabin.

5.2 There is a growing demand for guest accommodation across the UK according to research carried out by Barclays' Bank. Their initial Destination UK report identified a surge in domestic tourism and their most recent findings reveal continuing growth within the Staycation market on an undiminished scale, with 3 in 10 domestic holidaymakers planning to spend more holiday time in the UK than they did in previous years. In addition, research carried out in May 2021 revealed that consumer confidence in holidaying abroad following the Covid-19 pandemic has dramatically reduced, meaning that many consumers are choosing to holiday in areas of the UK instead – adding almost £31 billion to UK GDP.

5.3 Holidaying in the UK is considered 'greener' than holidaying abroad, due to shorter travel distances. For a typical journey comparison, a family would save 8.6 hours of travel time, spend 92% less on transport costs, and save 95% of their CO^2 emissions when holidaying in the UK rather than taking a flight abroad.

5.4 Tourism has been one of the UK's largest and fastest growing industries and in the last 10 years growth has outperformed the construction and manufacturing sectors. Staffordshire's tourism sector attracted around 28 million people in 2019, generating £1.87bn in visitor spend and supporting over 33,000 jobs. These performance levels were severely damaged in 2020 and 2021 by the pandemic.

5.5 The Staffordshire Visitor Economy Action Plan 2023-2026 identified that there is a lack of quality accommodation in some areas of Staffordshire. Therefore, a key market demand is to enhance the luxury accommodation stock and increase the number of overnight visitors. This will consequently increase tourist spending within the local economy and will not cause any displacement for other accommodation providers due to levels of demand. There is also a demand for more eco-lodges and the unit at Little Lymford can help to fill this niche. The overall aim of the Action Plan is to encourage more visitors to Staffordshire, to stay longer, to experience more and keep returning. This will benefit business, jobs and local people.

5.6 In addition, having discussed the proposed development with the applicant to clarify their ultimate aims and objectives for the project, it is clear that the overarching purpose is to provide an 'escapism' experience for guests, with particular emphasis on the couples market. According to The Great British Staycation report, 'getting away from it all' features prominently in the holiday aspirations of those in their late 20s and early 30s. 91% of those surveyed in this group cited escapism and distraction as a prime goal of their holiday time. This appears to present a gap in the market to accommodation providers to provide an experience which allows guests to switch off, enjoy the feeling of living in unspoiled countryside in an 'off-grid' style whilst also being comfortable to fully relax.

5.7 In terms of accessibility the National Accessible Scheme (NAS) helps visitors to find accommodation to suit their needs. Assessed properties have facilities such as handrails, ramps, level-access showers, hearing loops and colour contrast. Using the NAS can help make the difference between a good holiday and a perfect one. The unit at Little Lymford is aiming to be part of this scheme.

5.8 Another key aim for the applicants is to promote local produce through providing a locally sourced welcome pack for guests. This directly correlates with the concept of sustainability through promoting the importance of local produce and minimal food miles. The applicants will also encourage visitors to utilise the nearby footpath networks so that the local area can be fully experienced and enjoyed by guests.

5.9 The local County Council's economic strategy supports increasing the potential of the visitor economy as an important contributor to the economic health of the Staffordshire Moorlands economy.

5.10 Overall there is a clear market opportunity for a holiday cabin site in the area of Bosley. Further research of Airbnb listings within close proximity to Little Lymford Farm indicates that high-end lodge accommodation is limited, therefore there will be no displacement of existing businesses as a result of the proposed development.

5.11 The site is also close to a number of local businesses such as a variety of wedding and events venues. This includes Heaton House Farm Weddings, Sandhole Oak Barn and Gawsworth Hall. In addition, the applicant would be prepared to provide transport to and from the venue for guests staying overnight on site and attending an event. This will subsequently support other local businesses who are trying to recover from the aftermath of the Covid-19 pandemic. This will result in an increase of secondary spending in the local area through the use of the local pubs, restaurants, shops, fishing pools and local attractions to bring much needed income into the local economy.

5.12 Staffordshire itself is a diverse county, attracting billions of tourism trips every year and has experienced continued growth in overnight stays in recent years. In addition, almost £2 billion is generated year on year within the local economy through visitor and tourism business expenditure including attractions such as Alton Towers, Churnet Valley, Peak Wildlife Park, Cannock Chase, The Roaches etc. Therefore, it is imperative that the local economy can remain competitive in the current climate by increasing the number of overnight trips to the county.

5.13 The benefits of starting a tourism business are many, but specifically, it helps to diversify income generated from a small piece of land and can be run alongside the existing agricultural enterprise. This is the type of development proposed by Mr A Cornez.

5.14 The proposed tourism site utilises an area of land that has already been occupied by an existing timber cabin for over 20 years, therefore it has fairly low ecological value and will be enhanced by an attractive wooden lodge. The landscape and visual impact is very low and the increase in overnight visitors will add to the local economy. Additional landscaping will further add to biodiversity and create a positive gain.

6.0 Conclusions

6.1 This statement provides an appraisal of the proposed replacement tourism unit at Little Lymford Farm, Bosley. The landscape will remain relatively unchanged due to the existing timber cabin that has been located on the site for over 20 years, therefore this will have a low impact on the environment and surrounding countryside and result in significant enhancement.

6.2 The timber clad unit will provide a low-key tourism and accessible guest enterprise that will help to supply an identified demand within the UK Staycation industry which will also support the wider local rural economy. The replacement of the cabin will have a low impact on the environment due to its temporary nature and wooden exterior which will naturally weather.

6.3 The business of high-quality unique stays has excellent forecasted growth rates into future years; therefore the applicant is well-placed to explore this opportunity which will benefit from the site's close proximity to a range of tourist attractions and beauty spots.

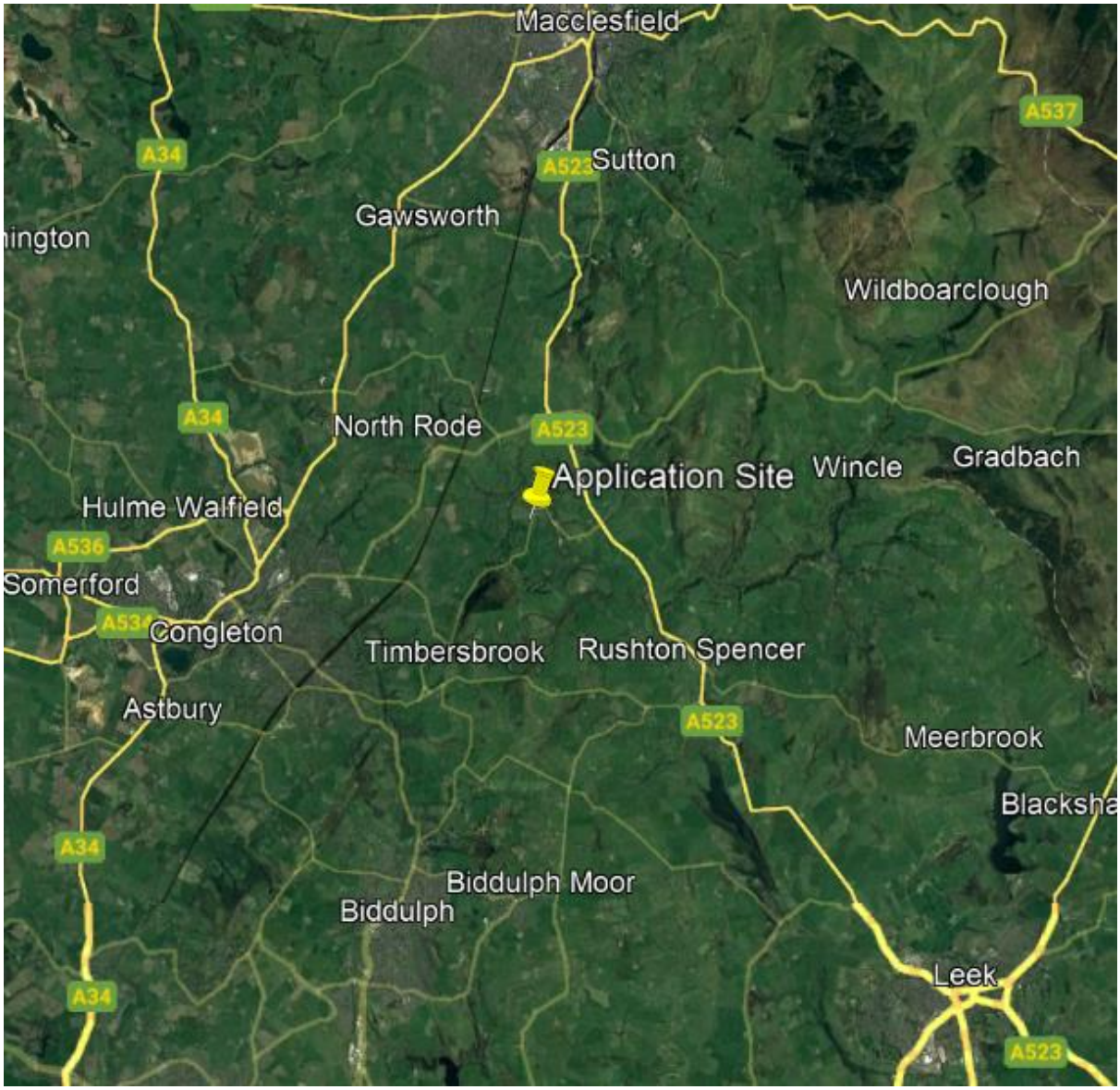
6.4 The development would provide a positive use of an existing site that supports the surge in demand for UK staycations and will contribute towards ensuring a thriving local rural economy. The proposed replacement cabin is appropriate to the character of the area, providing low intensity visitor accommodation. Visitors will benefit from the economic and social vitality of the area, increasing expenditure in local pubs, restaurants / cafes, shops, supporting events venues etc. Users of the site will help support the public house and other facilities located in the local area, as well as services within the wider location such as local towns and cities.

6.5 Planning policy guidance provides strong policy support for a prosperous rural economy. The proposed development will not give rise to any adverse impacts on the surrounding countryside, the environment or local amenities and overall provides a net benefit to the local economy and environment. The proposal also accords with both national and local planning policy, which in summary supports developments offering high-quality, small scale sustainable tourism which enhances the rural economy and encourages new tourists to visit the area.

6.6 The proposed tourism project at the application site does not create any adverse impacts and therefore we respectfully request that the submitted planning application is approved.

Appendix 1

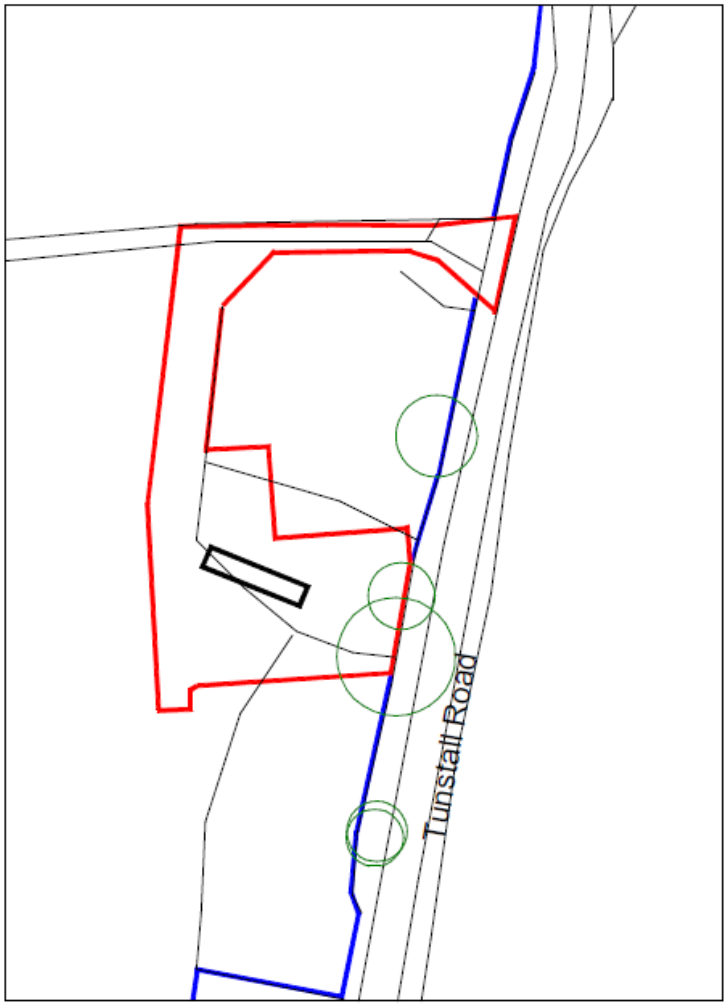
Site Area Plan


Macclesfield
A537
A34
A523
Sutton
Gawsworth
ington
Wildboarclough
A34
North Rode
A523
Application Site
Wincle
Gradbach
Hulme Walfield
A536
Somerford
A534
Congleton
Timbersbrook
Rushton Spencer
Astbury
A523
Meerbrook
Blacksha
A34
Biddulph Moor
Biddulph
Leek
A34
A523

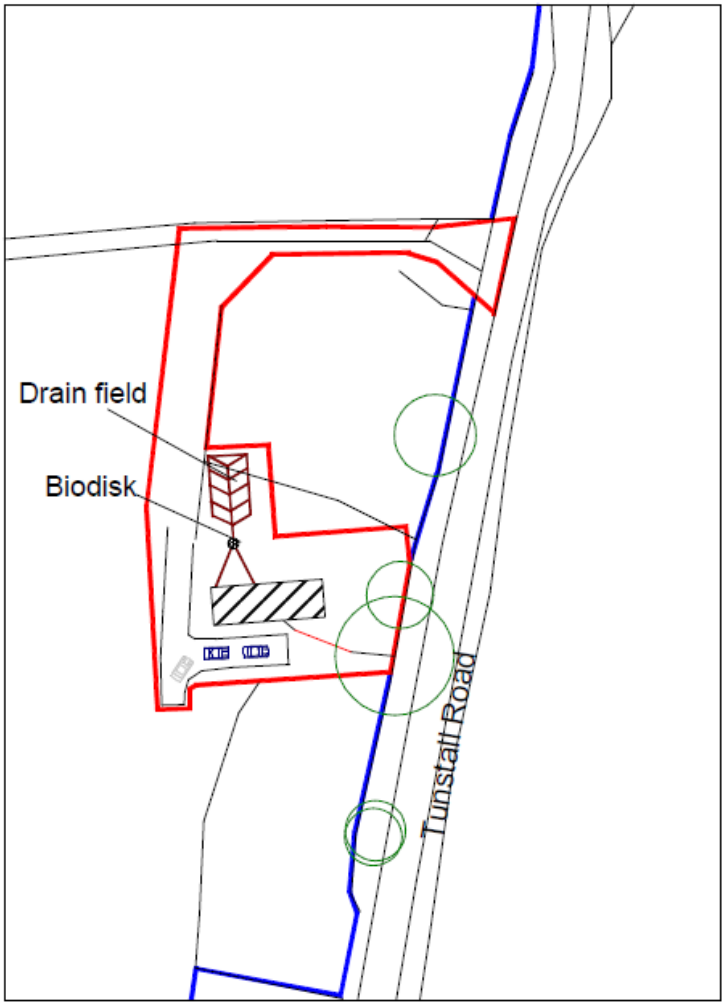
Not to scale

Appendix 2

Site Block Plan



Existing



Proposed

Appendix 3

Photographs of Site



1. External view of existing holiday cabin



2. External view of application site



3. External view of existing cabin



4. Internal view of existing building demonstrating connected services



5. Internal view of existing building demonstrating connected services



6. Internal view of existing building demonstrating connected services



7. External view of application site



8. External view of application site



9. External view of application site

Appendix 4

Flood Risk Report

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Little Lymford Farm	**390940/364821**	**12 Oct 2022 13:35**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- **in an area with critical drainage problems as notified by the Environment Agency**
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms

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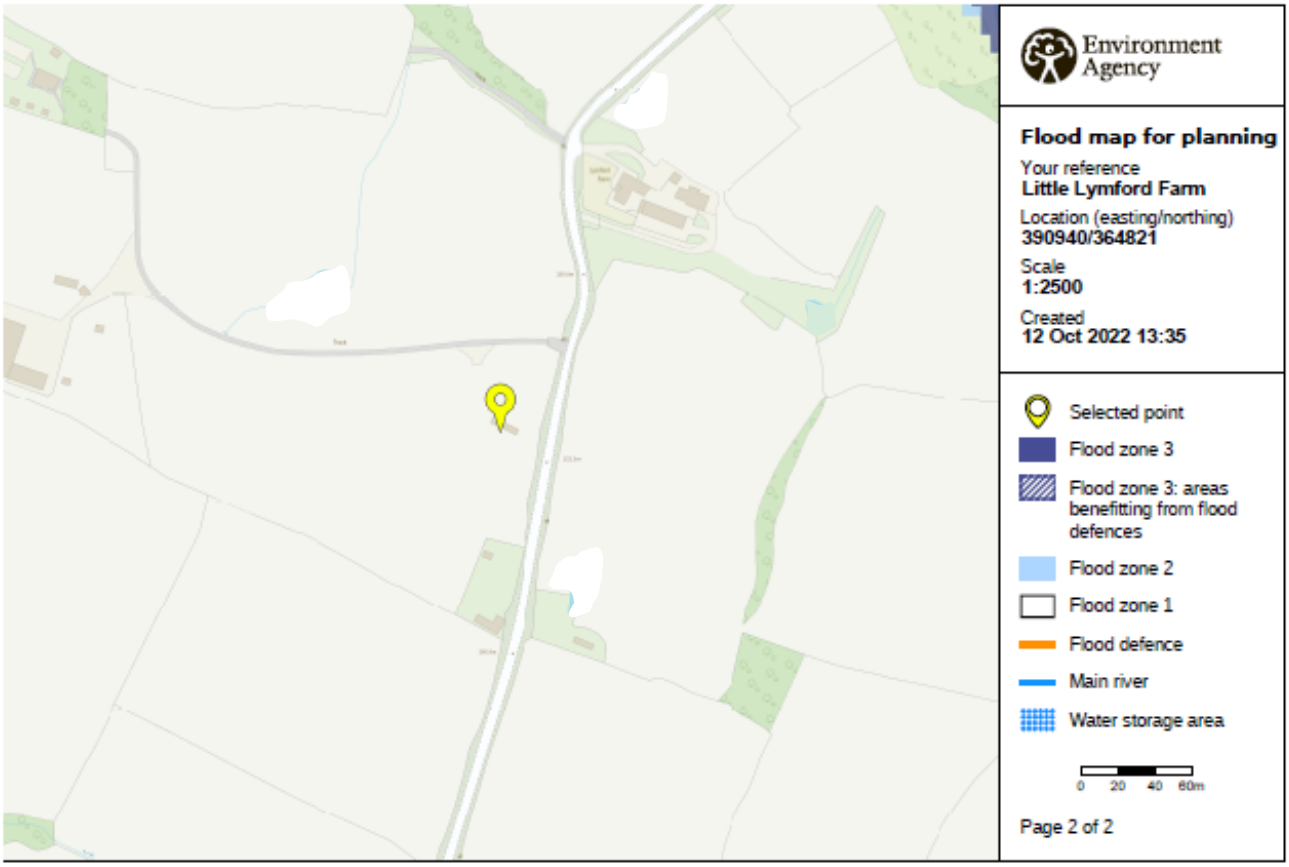

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