



Planning, Design & Access Statement
24th March 2024

Client: Mr Hargreaves
Project: E587 – Rock End Stables, New Street, Biddulph Moor,
ST8 7NW

CONTENTS

1 INTRODUCTION & BACKGROUND

2 SITE & CONTEXT

- a) Location
- b) Site Characteristics
- c) Planning History
- d) Character of the Surrounding Area
- e) Site Access & Parking

3 DESIGN PARAMETERS

- a) Amount
- b) Layout
- c) Scale
- d) Appearance
- e) Landscape
- f) Accessibility

4 CONCLUSION

1 INTRODUCTION & BACKGROUND

This planning, design and access statement has been prepared by Epoch Architecture Ltd to support a full planning application for the formation of a new vehicular access point and parking area. The proposals also consist of a small extension to an existing stable block for the storage of agricultural equipment.

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

Formation of new access and parking area and extension to existing stable for agricultural storage.

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 & Surroundings
- 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 1km from it at the nearest point. The site is located within the green belt.

b) Site Characteristics

The application site consists a portion of agricultural grazing land adjacent New Street, Biddulph Moor. There is currently an existing stable block on the site along with a communal polytunnel.

The proposals within this application are focused on the land located between the stable block and polytunnel and a small extension to the stable block.

The application site area is 1700sqm (red edge) with a total site area of 14,400sqm or 3.5 acres in size (red and blue areas combined).

The site is designated under DC3 Landscape Character in the local plan due to the prominent gritstone rock formation.

A polytunnel is located towards the Northern extremity of the application site. The polytunnel was erected by the previous land owner and approved under a retrospective planning application: SMD/2021/0230. The tunnel is used by local members of the public that pay a small amount each year for growing vegetables for personal consumption. At present 9 individuals/familys rent plots to grow food and educate their children. This has doubled from the previous owners numbers with some local advertising.

There is currently a single access point off New Street located at the most Southerly point of the site which leads into the stable yard. The current parking arrangement will accommodate around 5 vehicles however is not practical and means vehicles have to be parked end-end in the yard making manoeuvring and exiting impossible. The impracticality of this will only become worse over the coming months when ponies are stabled.

The Eastern boundary to the highway is currently enclosed by a mix of post and rail fencing and stock fencing which is in poor condition in areas A dense hawthorne hedge and a low level dry-stone wall are also located along the boundary. The wall has become overgrown with vegetation.

Within the application site (red edge) grazing land is currently of poor quality. The previous owner has planted circa. 20-25 sweet chestnut & cherry trees parallel to the road. A copy of the previously approved planting plan has been submitted with this application. The saplings are currently too young to fall under the requirements of BS5837, however their removal was secured by condition under a previous planning approval on the site: SMD/2021/0230.

c) Planning History

We have conducted a review of Staffordshire Moorlands on-line planning history records for Rock End Stables and note that there are two historical planning records at the site:

- SMD/2021/0230 - Erection of a polytunnel for growing fruit and vegetables – Approved 11/08/21
- SMD/1986/0804 - Erection of stables for 2 ponies and formation of access – Approved 15/06/1987

d) Character of the Surrounding Area

The site is located 1.0km outside of the settlement boundary of Biddulph Moor which is defined as a larger village. Biddulph Moor is made up of a mixture of dwellings and small business's/facilities. A considerable amount of the local buildings are constructed of locally sourced stone with pitched tiled roofs dating back to the mid-late 1800's.

In the immediate setting of the application site is largely agricultural grazing land with farms positioned sporadically across the landscape and also residential cottages. The nearest residential property is no. 82 New Street, which can be found at the most Northerly point of the application site. A cluster of four further residential properties can be found around 50m north of no. 82. To the South along New Street at a distance of 160m are a number of other residential properties and a car garage. Shakes on the Rocks is located immediately North of the application site which consists a considerable farmstead that has recently introduced a milk vending machine as part of a rural diversification scheme. The milk shack consists of a converted and clad shipping container and parking area finished in loose material.

f) Site Access & Parking

The proposal contained within this application will introduce a new site entrance with provision for parking of 5 vehicles that will enable increased manoeuvrability and safer exiting from the site. There is currently room to park 5 vehicles in the stable yard however this is impractical. The proposed extension of the stable block will remove the ability to park in the yard but will retain the current entrance mouth as to not impede visibility for the neighbouring land owner/tenant.

3 DESIGN PARAMETERS

(a) Amount

The scheme within this application proposes no increase in parking provision but re-locates the site entrance and parking area in a more practical location. The numbers of local community members using the polytunnel has increased and a more practical and safer solution is required for parking and existing the site. A small extension to the existing stable block is proposed that naturally infills the existing entrance into the yard and provides storage for a small tractor and other agricultural equipment which is required for the up-keep of the land.

(b) Layout

The proposed new entrance area is to be re-located halfway along the Eastern boundary of the site. We have proposed to remove as little of the existing hawthorne hedge as possible. The intention is to retain the existing section of hedge in the area of the proposed parking to maintain a planted screen. The proposed visibility splays have been designed with this in-mind and although they don't offer visibility to the nearside road edge they offer a considerable net improvement over the current access/egress point whilst preventing the un-necessary further removal of hedgerow.

The proposed stable block extension is a simple extension of the current built form that will provide a single space with level access for the storage of implements. The drawings that accompany this application fully detail the layout and scale of this element of the proposal.

(c) Scale

The drawings within this application fully detail the scale of the proposals.

(d) Appearance

The proposed entrance area and landscaping will offer a considerable visual improvement from both inside and outside of the site. The proposal is to reinstate the existing dry-stone walls which can be found locally edging and defining the agricultural setting. A new hawthorne hedge is to be planted along the visibility splays to reinstate the buffer between the highway and the site. Stock fencing will be erected to secure the land from the highway and the old post and rail fencing removed. The applicant would be willing to leave in a greater amount of the existing hedgerow if the council should be open to this in lieu of a reduced visibility line/distance.

(e) Landscaping

The proposal is to make a considerable improvement to the landscaping by reinstating the lost dry-stone wall to the roadside, introducing a new hawthorne hedge and fencing along with a granite set entrance area, all materials are commonly found in the locality.

Within the site the proposed parking area is to be finished with gravel over a hardcore base which will be permeable/self draining. Green areas will be re-levelled and grassed/soft landscaped in accordance with the proposed plans.

(f) Accessibility

The site is well accessed off New Street and the proposal would improve the accessibility further. Currently families with young children are growing in the polytunnel and on occasion are having to park on the highway on in the entrance mouth to then enter the land. The current gate opens outward meaning vehicles have to park on the highway to open the gate before being able to enter. The proposal would remove this an increase highway safety.

4 CONCLUSION

4.1 The proposals within this design and access statement and the planning application as a whole present a well thought through scheme.

4.2 From a design perspective the proposals do not greatly affect the existing appearance of the setting with the proposed parking area located adjacent the existing built form on the site. The proposals will see a significant aesthetic improvement to the area and reinstate existing boundary features/treatments.

4.3 The proposed new access will see a net improvement in highways safety.

4.4. The proposed extension to the existing stable will naturally infill the existing access point and provide needed level access storage. The design is in-keeping with the existing built form.

4.5 The proposals contained with this statement and application as a whole are in accordance with the following local plan policies; S01, SS1, SS10, DC1, DC3 and T1. Accordingly, we respectfully request the local authority to approve the proposals in accordance with the presumption in favour of sustainable development outlined in both the Local and National Planning Policy.