

PLANNING STATEMENT

Land Associated with Cross Lane Farm

Common Lane, Emley Moor

Proposal:

Siting of one shepherd's hut for use as short-term holiday accommodation.

Applicant:

Joan Hampshire

Date:

02/03/2026

1. Introduction

This Planning Statement supports a full planning application for the siting of one shepherd's hut to provide small-scale short-term holiday accommodation at land associated with Cross Lane Farm, Common Lane, Emley Moor.

The proposal relates solely to the placement of a single modest structure within an enclosed grassed parcel of land served by an established vehicular access. No additional operational development is proposed.

2. Site Description and Context

The application site comprises a contained grassed field measuring approximately 18.24m x 17.74m (approximately 323sqm), enclosed by existing walls, fencing and mature vegetation.

The site:

- Is accessed via an established gated access from Common Lane.
- Lies within Flood Zone 1 (low flood risk).
- Is not within a Conservation Area.
- Is located within designated Green Belt.
- Forms part of an established cluster of buildings associated with Cross Lane Farm and surrounding residential properties.

The site is visually contained by existing boundary treatments and relates closely to the surrounding built grouping rather than projecting into open countryside.

3. The Proposed Development

The proposal comprises:

- One shepherd's hut for short-term holiday accommodation.
- External dimensions: 5.10m x 2.47m.
- Maximum ridge height: approximately 3.15m.
- Positioned at existing ground level.
- Supported on treated timber sleeper bearers laid directly at ground level.
- No concrete slab foundation or permanent engineered base works.
- No decking, raised platforms, terraces or enclosures.

The hut is externally finished in Natural oak and dark composite cladding to both walls and roof, providing a muted, non-reflective rural appearance appropriate to the setting.

The use of timber sleeper supports avoids significant ground disturbance and ensures a lightweight form of development.

4. Access and Parking

The site benefits from an established vehicular access from Common Lane.

Visitors will park on the existing grassed area immediately inside the established access. No new hardstanding, surfacing, engineering works, widening, or parking bays are proposed as part of this application.

The proposal does not alter the access arrangement or introduce additional vehicular infrastructure.

5. Drainage and Services

The unit will connect to existing mains water, foul drainage and electricity infrastructure serving adjacent properties.

No new drainage infrastructure beyond a standard connection to existing services is required.

The limited footprint of the structure ensures there will be no material increase in surface water run-off.

6. Green Belt Assessment

The site lies within designated Green Belt where development must preserve openness and not conflict with the purposes of including land within the Green Belt.

The proposed development introduces a single modest structure with a footprint of approximately 12.6sqm within a contained parcel of land closely related to existing buildings.

The majority of the site remains open, grassed and undeveloped.

The proposal:

- Is single-storey and modest in height.
- Involves no additional hard surfacing or ground engineering.
- Utilises timber sleeper supports rather than permanent foundations.
- Retains the open character of the field.
- Is visually contained within an established built cluster.
- Introduces no additional enclosures or suburban features.

Given its limited scale, contained siting, and absence of associated operational development, the proposal preserves the essential characteristics of Green Belt openness.

If the Local Planning Authority considers the proposal to represent inappropriate development within the Green Belt, it is submitted that the limited scale, **contained siting**, absence of associated engineering works and support for small-scale rural tourism clearly outweigh any limited harm identified.

7. Rural Context and Diversification

The application site forms part of land associated with Cross Lane Farm and lies within an established rural grouping of buildings. The proposal represents a modest and proportionate rural diversification initiative, introducing a single small-scale holiday unit closely related to the existing built cluster.

The development makes efficient and sustainable use of land within an established rural setting without extending built form into open countryside. As a single unit with limited associated activity, the proposal supports rural tourism and contributes positively to the local rural economy while preserving the openness and character of the Green Belt.

8. Residential Amenity

The proposed shepherd's hut would be positioned approximately 6.8 metres from the nearest existing building, which comprises a single-storey outbuilding (shed and ancillary store).

Given the modest scale, single-storey form and limited height (approximately 3.15 metres), the structure would not appear dominant or overbearing.

The hut is positioned at existing ground level and includes no raised decking, platforms or external features that would give rise to overlooking or loss of privacy.

The use as a single short-term holiday unit would not result in material harm to neighbouring residential amenity.

9. Landscape Enhancement

Infill planting of native hedgerow species may be undertaken within existing boundary gaps to reinforce the established vegetation pattern and enhance biodiversity.

The majority of the site will remain grassed and undeveloped.

10. Conclusion

The proposal represents a modest and proportionate rural tourism development comprising a single shepherd's hut.

The development:

- Preserves Green Belt openness.
- Avoids additional hardstanding or engineering works.
- Utilises lightweight construction methods.
- Supports rural tourism in a controlled manner.
- Respects the rural character of the site.
- Does not harm neighbouring amenity.

Planning permission is respectfully requested.