



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

22 NOV 2011

For office use only

Application No: 320110963 P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MRS First name: PAULA
Last name: MATHIAS
Company (optional):
Unit: House number: House suffix:
House name: HIGHER HILL
Address 1: VIADUCT ROAD
Address 2: HOGHTON
Address 3:
Town: PRESTON
County: LANCASHIRE
Country: UNITED KINGDOM
Postcode: PR5 0SE

2. Agent Name and Address

Title: MR First name: GARY
Last name: HOERTY
Company (optional):
Unit: House number: 6-8 House suffix:
House name:
Address 1: CHURCH STREET
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country: UNITED KINGDOM
Postcode: BB7 2DG

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CHANGE OF USE OF AGRICULTURAL LAND TO CREATE A
WINTER TURNOUT AREA/SAND PADDOCK FOR EQUINE USE
AS LOWER FOD STORAGE.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)	GRASS, SOIL	SILICA SAND	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT
PLANNING STATEMENT } x3
PLANS: MAS/342/1377/01

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

N/A

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

N/A

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

N/A

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

PASTURE (HORSE GRAZING)

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

18. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.09

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

G. Hoels

Date (DD/MM/YYYY):

21.11.2011

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

G. Hoek

21. 11. 2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01200 442301

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

01200 442976

Email address (optional):

gary.hoek@glamline.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

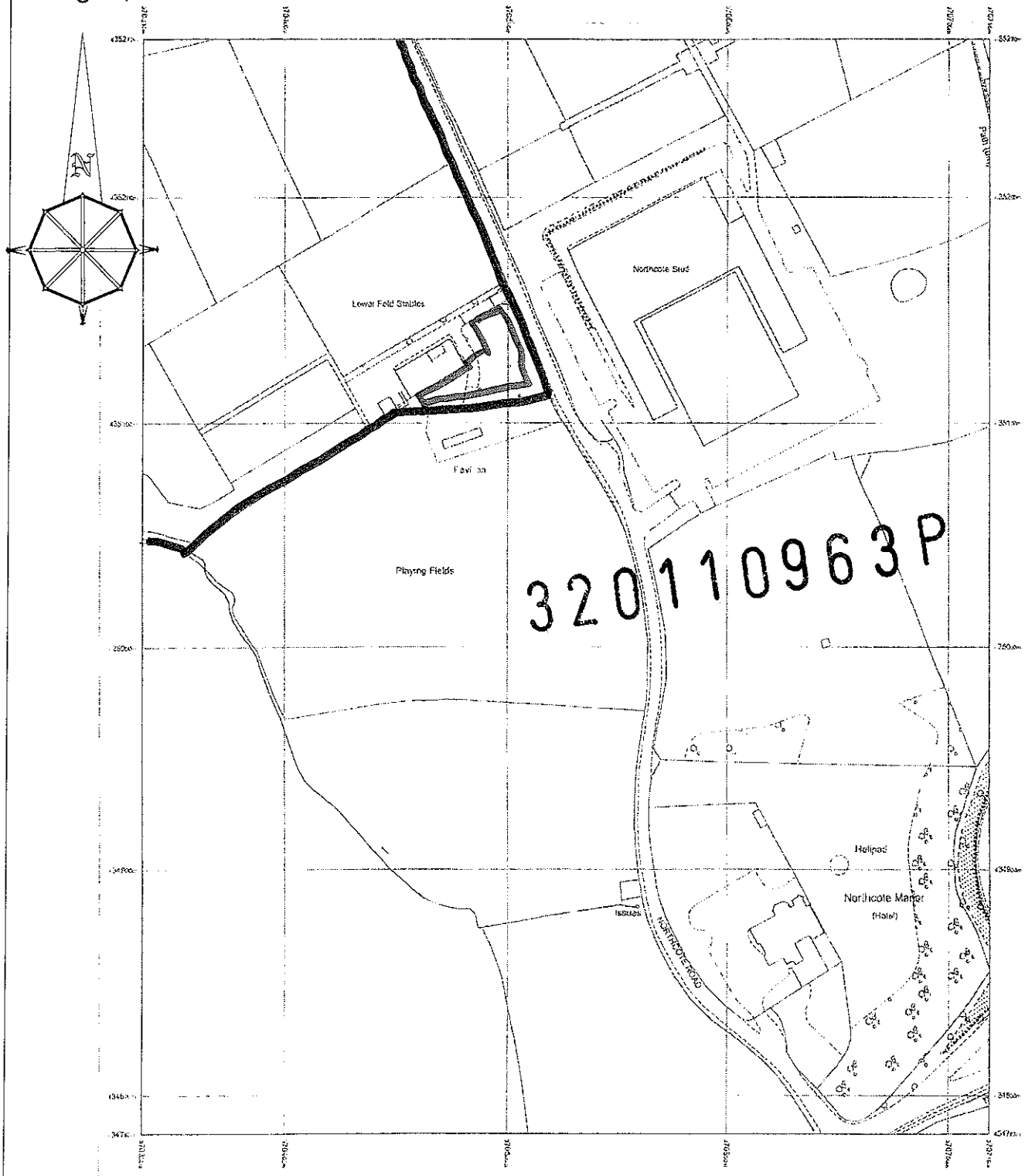
If Other has been selected, please provide:

Contact name:

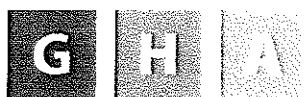
Telephone number:

Email address:

Proposed Winter Turnout Area at Lower Fold Stables, Northcote Road, Langho, BB6 8BE~



Proposed Location Plan 1:1250



Gary Hooley Associates

Chartered Surveyors
6-8 Church Street
Clitheroe
Lancashire BB7 2DG

T: 01200 442301
F: 01200 442302
Email: info@ghaonline.co.uk

Project No: Mat/342/1377/02

Title: Proposed Winter Turnout Area at
Lower Fold Stables
Northcote Road
Langho
BB6 8BE

Notes:

All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres except where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify GHA of any discrepancies. Do not scale off the drawings, if in doubt ask.

Client: Mrs P Mathias

Drawn: RB

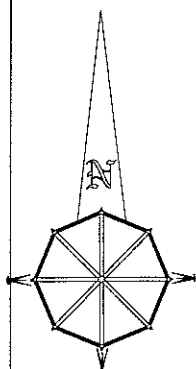
Date: 24.11.11

Scale: 1:1250

@ A4

Amendments:

320110963P



Proposed area:
939.2m²
0.09 hectares
0.23 acres

Pavilion

Playing Fields

Proposed Site Plan 1:1000



Chartered Surveyors
6-8 Church Street
Clitheroe
Lancashire BB7 2DG

T: 01200 442301
F: 01200 442302
Email: info@ghaonline.co.uk

Project No: Mat/342/1377/01

Title: Proposed Winter Turnout Area at
Lower Fold Stables
Northcote Road
Langho
BB6 8BE

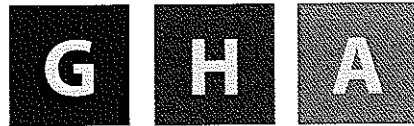
All work is to be carried out to the latest current British standard Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres except where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify GHA of any discrepancies. Do not scale off the drawings, if in doubt ask.

Drawn: RB

Scale: 1:1000

@ A4

Amendments:



Gary Hoerty Associates

6-8 Church Street
Clitheroe
Lancashire
BB7 2DG

320110963P

Tel: 01200 442301
Fax: 01200 442976
www.ghaonline.co.uk
www.ruralproperty4sale.com
email: info@ghaonline.co.uk

DESIGN AND ACCESS STATEMENT

IN RESPECT OF A PLANNING APPLICATION FOR
A WINTER TURNOUT AREA/SAND PADDOCK

AT

LOWER FOLD STABLES, NORTHCOTE ROAD,
LANGHO, LANCASHIRE BB6 8BE
FOR AND ON BEHALF OF:

MRS P MATHIAS

Prepared by: David Shepherd
Our Clients: Mrs P Mathias
Our Ref: Mat/342/1377/DS
Date: November 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



320110963 P

1. Use

- 1.1 The planning application proposes the development of a winter turnout area/ outdoor sand paddock. The development will be located on a small parcel of land to the side and rear of the existing stable building at Lower Fold Stables, Northcote Road, Langho, Blackburn, Lancashire.
- 1.2 The winter turnout area/sand paddock will be used by the applicant for private use only, to turn her horses out into during the winter months; this will reduce the damage caused to the surrounding land by the existing horses in the winter months.

2. Amount

- 2.1 The development proposed involves the change of use of 0.09 hectares of land. The proposed sand paddock will be 0.09 hectares which is the size of the field in which it will be located.

3. Layout

- 3.1 The layout of the proposed winter turnout area/sand paddock is shown on the plans submitted with this planning application. The sand paddock has been located on land adjoining the buildings at Lower Fold Stables and this therefore easily accessible. The sand paddock has been sited so as to avoid damaging any tree roots around the site.

4. Scale

- 4.1 The size of the winter turnout area/sand paddock is the size of the field in which it will be located with the exception of any landscaped areas.

5. Landscaping

- 5.1 The development will generally be concealed from the public view by existing trees and buildings. This will ensure a low visual impact on the surrounding area. It is therefore not considered necessary in this instance to incorporate any additional landscaping around the proposed development as the application site is well shielded by the surrounding buildings and existing tree cover.

6. Appearance

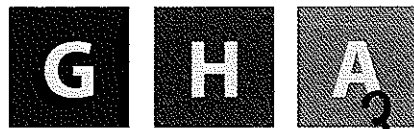
320110963P

- 6.1 The proposed winter turnout area/sand paddock will have a sand surface and is already enclosed by tornado fencing around the perimeter. These materials are typical of this type of development and are not considered to be out of character within the countryside.

7. Access

- 7.1 The proposed sand paddock will be used by the horses stabled at Lower Fold Stables, accessed by an existing gateway off the drive at Lower Fold Stables. There is no requirement for a new access to be created for the proposed development as there is already road access to the proposed site.

Signed  Date 21/11/11
David Shepherd
(On behalf of Gary Hoerty Associates)



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SUPPORTING STATEMENT

IN RESPECT OF A PLANNING APPLICATION FOR
A WINTER TURNOUT AREA/SAND PADDOCK

AT

LOWER FOLD STABLES, NORTHCOTE ROAD,
LANGHO, LANCASHIRE BB6 8BE
FOR AND ON BEHALF OF:

MRS P MATHIAS

Prepared by: David Shepherd
Our Clients: Mrs P Mathias
Our Ref: Mat/342/1377/DS
Date: November 2011



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



320110963P

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1. INTRODUCTION

- 1.1 Gary Hoerty Associates has been instructed by Mrs P Mathias of Higher Mill, Viaduct Road, Hoghton, Preston, PR5 0SE to submit a planning application on her behalf for the proposed creation of an outdoor sand paddock on a parcel of land at Lower Fold Stables, Northcote Road, Langho, Blackburn, Lancashire.
- 1.2 Our clients own Lower Fold Stables, the stables are used for private use only. The proposed sand paddock will be used by the horses stabled at Lower Fold Stables only. The winter turnout area will be used to turn out the horses in the winter to prevent damage to the fields, it is not an area for exercising horses as this will take place in the existing ménage.
- 1.3 We set out within this supporting statement the proposed development in more detail, the planning history of the site where relevant; review the application site, set out why we believe the application conforms to the relevant national and local planning policies and why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 On the 21 March 2006 an application (application number 3/2006/0245) was received for the erection of a building for the stabling of 12 horses and associated feed storage and outdoor ménage. The application was refused.
- 2.2 On the 19 June 2006 an application (application number 3/2006/0514) was received for the erection of a building for the stabling of 12 horses and associated feed storage and outdoor ménage and covered midden. The application was approved with conditions.
- 2.3 On the 20 November 2008 an application (application number 3/2008/0984) was received for variation of condition 4 of planning consent 3/2006/0514. The application was withdrawn.
- 2.4 On the 7 December 2010 an application (application number 3/2010/0999) was received for proposed change of use of two stables into a dog grooming business. The application was approved with conditions.

3. THE APPLICATION SITE

- 3.1 The application site is situated within the open Countryside approximately 1.1 mile north east of Langho village centre. The site is rural in nature, is surrounded by open fields and is situated on the Northcote Road which leads onto the A59.

The application site is located within a parcel of land which adjoins our client's stables.

- 3.2 The winter turnout area/sand paddock will be surfaced with silica sand and is already enclosed with tornado horse fencing
- 3.3 The application site is not in a prominent position and cannot easily be seen from the immediate vicinity.

4. PLANNING CONSIDERATIONS

4.1 General

- 4.1.1 In order for the application to be approved it must satisfy, as far as possible, the guidelines provided in national planning policy guidance notes/planning policy statements and the relevant policies of the Ribble Valley Borough Local Plan (Adopted June 1998). The application site is located within an area designated as open countryside within the adopted local plan.
- 4.1.2 The relevant policies of the local plan are Policy G5 which deals with development within the open countryside, Policy ENV 3 deals with protecting and enhancing the open countryside, and Policy RT16 which deals with developments for horses.
- 4.1.3 We set out below extracts from the relevant documents to assess the application against all the appropriate policies and guidance.

4.2 Ribble Valley Local Plan (Adopted June 1998)

Policy G5

4.2.1 Policy G5 states:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:

i) Essential to the local economy or the social well being of the area; or

ii) Needed for the purposes of agriculture or forestry; or

iii) Sites developed for local needs housing (subject to Policy H20 of this plan), or

iv) *Small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI; or*

v) *Other small-scale uses appropriate to a rural area which conform to the policies of this plan”.*

This policy shows that applications like this are acceptable within the borough. The application would fall within sub-paragraph five of the policy as a “*small-scale uses appropriate to a rural area*” as equestrianism is a valid form of recreation within the countryside and the proposed winter turnout area/sand paddock is essential to prevent the horses from damaging the land during the winter months.

Policy ENV3

4.2.2 Policy ENV3 states

“In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area ”

4.2.3 Paragraph 4.2.15 states:

“Open recreational uses will be assessed in terms of their impact on the site and on the wider value of the landscape, together with any social benefits arising.”

4.2.4 The proposed winter turnout area/ outdoor sand paddock will have a low impact on the site and will have very little effect on the wider landscape other than helping to reduce the amount of damage caused by horses to the surrounding land. This shows that the application conforms to policy ENV3.

Policy RT16

4.2.5 Policy RT16 states

“Planning permission will be granted for development involving the keeping or riding of horses unless it would materially worsen the impact on nearby housing or the landscape in terms of noise, smell or appearance, or traffic generation.”

4.2.6 As the application is not close to housing there will be no impact on surrounding houses and the winter turnout area/sand paddock will have a low impact on the

surrounding landscape. The proposed winter turnout area/ outdoor sand paddock will not increase the noise, smell or traffic at the site and the appearance change will be of low impact. Therefore the proposed development conforms to policy RT16.

4.3 Planning Policy Statement (PPS) 7 – Sustainable Development in Rural Areas

- 4.3.1 Paragraph 32 of PPS7 states that *horse riding and other equestrian activities are popular forms of recreation in the countryside which can fit in well with farming activities and help to diversify rural economies*. PPS7 is clearly supportive of equestrian activity in the countryside

5. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH

- 5.1 We conducted a search for sand paddocks which have been granted planning approval within the Ribble Valley Borough over the last few years and we found a number of recent relevant decisions, it is clear from this that the Council accepts that the principle of the development of sand paddocks in the open countryside and that it is an appropriate proposal
- 5.2 The first planning application reference is 3/2009/0001, for two single storey extensions to rear of dwelling, extension of house into barn, erection of garage and stable block with 4no stables, tack, drying and feed rooms, provision for muck cart, wood store and gym, and creation of sand paddock and new septic tank, at Whitestones Farm, Bolton-by-Bowland, Clitheroe, Lancashire. The application was granted planning permission on 13th March 2009.
- 5.3 The second planning application reference is 3/2009/0630, for partially retrospective application for sand paddock for private use, at land to rear of 50 Riverside, Clitheroe, Lancashire, BB7 2NS. The application was granted planning permission on 16th September 2009.
- 5.4 The third planning application reference is 3/2009/0971, for the erection of a residential detached garage and the creation of an outdoor menage and sand paddock/turning area, at Lonmore, Ribchester Road, Clayton-Le-Dale, Lancashire, BB1 9EE. The application was granted planning permission on 6th January 2010.

6. SUMMARY AND CONCLUSIONS

- 6.1 The proposed development is for a winter turnout area/sand paddock using a parcel of land next to Lower Fold Stables. The proposed sand paddock will be used for our client's personal use only.
- 6.2 We consider that we have demonstrated within this report that the proposed development conforms to both the national planning policy guidance and the relevant local plan policies.
- 6.3 The proposed development will utilise materials which are commonly used in this type of development and will not create any built development.
- 6.4 We have referred to a number of similar proposals which have been approved recently within the Borough which clearly establishes that the Council accepts that the type of development proposed is appropriate.
- 6.5 As we have demonstrated in this report the proposal satisfies the requirements of the relevant policies and we therefore believe the application should be looked upon favourably by the Council.

Signed

**David Shepherd****(On behalf of Gary Hoerty Associates)**

Date

21/11/11