



RIBBLE VALLEY  
BOROUGH COUNCIL

22 NOV 2011

FOR THE  
ATTENTION OF

For office use only

Application No

320110969P

Date received

Fee paid £

Receipt No:

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

## Application for Planning Permission. Town and Country Planning Act 1990

### 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.

### 1. Applicant Name, Address and Contact Details

|                   |                   |                 |                  |          |         |
|-------------------|-------------------|-----------------|------------------|----------|---------|
| Title:            | Mr                | First name:     | Peter            | Surname: | Simpson |
| Company name:     |                   |                 |                  |          |         |
| Street address:   | Calder Farm       |                 |                  |          |         |
|                   | Settle Road       |                 |                  |          |         |
|                   | Bolton-by-Bowland |                 |                  |          |         |
| Town/City:        | Clitheroe         |                 |                  |          |         |
| County:           | Lancashire        |                 |                  |          |         |
| Country:          |                   |                 |                  |          |         |
| Postcode:         | BB7 4NT           |                 |                  |          |         |
| Telephone number: | Country Code      | National Number | Extension Number |          |         |
| Mobile number:    |                   |                 |                  |          |         |
| Fax number:       |                   |                 |                  |          |         |
| Email address:    |                   |                 |                  |          |         |

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

### 2. Agent Name, Address and Contact Details

|                   |                                                 |                 |                  |          |          |
|-------------------|-------------------------------------------------|-----------------|------------------|----------|----------|
| Title:            |                                                 | First Name:     | John             | Surname: | Metcalfe |
| Company name:     | Rural Futures                                   |                 |                  |          |          |
| Street address:   | Rural Futures 1 The Creamery Estate Kenlis Road |                 |                  |          |          |
|                   | Barnacre                                        |                 |                  |          |          |
|                   |                                                 |                 |                  |          |          |
| Town/City:        | Preston                                         |                 |                  |          |          |
| County:           | Lancashire                                      |                 |                  |          |          |
| Country:          | United Kingdom                                  |                 |                  |          |          |
| Postcode:         | PR3 1GD                                         |                 |                  |          |          |
| Telephone number: | Country Code                                    | National Number | Extension Number |          |          |
| Mobile number:    |                                                 | 01995 600724    |                  |          |          |
| Fax number:       |                                                 | 07791488410     |                  |          |          |
| Email address:    | johnm@ruralfutures.co.uk                        |                 |                  |          |          |

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Equestrian stable block and exercise menage

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

☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

|                 |                   |         |  |
|-----------------|-------------------|---------|--|
| House:          |                   | Suffix: |  |
| House name:     | CALDER FARM       |         |  |
| Street address: | SETTLE ROAD       |         |  |
|                 | BOLTON BY BOWLAND |         |  |
| Town/City:      | CLITHEROE         |         |  |
| County:         |                   |         |  |
| Postcode:       | BB7 4NT           |         |  |

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

|           |        |
|-----------|--------|
| Easting:  | 377992 |
| Northing: | 449802 |

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 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

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

#### 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

#### 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

##### Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Wood cladding on 3 elevations. (N,S,W)

Stone cladding on East elevation

##### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Eternit Farmspace Fibre cement profile sheets (Natural Grey)

##### Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Wood

## 9. (Materials continued)

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### Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Wood

### Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Wooden post & rail fence

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Hardcore

Description of *proposed* materials and finishes:

Hardcore

### Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Internal low energy in stable

No external

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:

CF/DA, CF/LP, CF/SP, CF01, CF02

## 10. Vehicle Parking

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

| Type of vehicle                              | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|----------------------------------------------|---------------------------|--------------------------------------------|----------------------|
| Cars                                         | 2                         | 6                                          | 4                    |
| Light goods vehicles/public carrier vehicles | 1                         | 1                                          | 0                    |
| Motorcycles                                  | 0                         | 0                                          | 0                    |
| Disability spaces                            | 0                         | 0                                          | 0                    |
| Cycle spaces                                 | 0                         | 0                                          | 0                    |
| Other (e.g. Bus)                             | 0                         | 0                                          | 0                    |
| Short description of Other                   |                           |                                            |                      |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

N/A

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

## 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 an appropriate 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?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

### 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:

Agricultural pasture

Is the site currently vacant? ☐ Yes ☒ No

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

### 17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

### 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

| Use class/type of use |                                     | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|-------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A1                    | Shops Net Tradable Area             | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A2                    | Financial and professional services | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A3                    | Restaurants and cafes               | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A4                    | Drinking establishments             | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A5                    | Hot food takeaways                  | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B1 (a)                | Office (other than A2)              | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B1 (b)                | Research and development            | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B1 (c)                | Light industrial                    | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B2                    | General industrial                  | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B8                    | Storage or distribution             | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |

## 18. All Types of Development: Non-residential Floorspace (continued)

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|       |                               |     |     |       |       |
|-------|-------------------------------|-----|-----|-------|-------|
| C1    | Hotels and halls of residence | 0.0 | 0.0 | 0.0   | 0.0   |
| C2    | Residential institutions      | 0.0 | 0.0 | 0.0   | 0.0   |
| D1    | Non-residential institutions  | 0.0 | 0.0 | 0.0   | 0.0   |
| D2    | Assembly and leisure          | 0.0 | 0.0 | 0.0   | 0.0   |
| Other | Please Specify                | 0.0 | 0.0 | 121.0 | 121.0 |
|       | Total                         | 0.0 | 0.0 | 121.0 | 121.0 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------|----------------------------------------------------------|-------------------------------------------------|----------------------|
|-----------|--------------|----------------------------------------------------------|-------------------------------------------------|----------------------|

## 19. Employment

If known, please complete the following information regarding employees:

|                    | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 1         | 0         | 1                              |
| Proposed employees | 2         | 0         | 2                              |

## 20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

| Use   | Monday to Friday |          | Saturday   |          | Sunday and Bank Holidays |          | Not Known                           |
|-------|------------------|----------|------------|----------|--------------------------|----------|-------------------------------------|
|       | Start Time       | End Time | Start Time | End Time | Start Time               | End Time |                                     |
| Other |                  |          |            |          |                          |          | <input checked="" type="checkbox"/> |

## 21. Site Area

What is the site area?

921

sq.metres

## 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:

Equine stables and exercise menage for full livery.

No machinery involved in cleaning out stables.

Trailer used to store bedding manure and emptied bi-weekly.

Is the proposal for a waste management development?

☐ Yes ☒ No

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

## 24. 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)

☐ The agent ☒ The applicant ☐ Other person

## 25. Certificates (Certificate A)

## 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.

Title: Mr First name: John Surname: Metcalfe

Person role: Agent

Declaration date: 21/11/2011

☒ Declaration made

## 25. Certificates (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

(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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

| Notice recipient                                                                 |                                                            | Date notice served                                   |
|----------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------|
| Name:                                                                            | sole tenant-not applicable                                 | <div></div>                                          |
| Number:                                                                          | <div></div> Suffix: <div></div>                            |                                                      |
| Street:                                                                          | <div></div>                                                |                                                      |
| Locality:                                                                        | <div></div>                                                |                                                      |
| Town:                                                                            | <div></div>                                                |                                                      |
| Postcode:                                                                        | <div></div>                                                |                                                      |
| Title: Mr <div></div> First Name: John <div></div> Surname: Metcalfe <div></div> |                                                            |                                                      |
| Person role:                                                                     | Agent <div></div> Declaration date: 21/11/2011 <div></div> | <input checked="" type="checkbox"/> Declaration Made |

## 26. Declaration

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



Date 21/11/2011

REF: CF/DA

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## Design & Access/Planning Statement

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### Equine Livery Stables and Exercise Menage

Peter Simpson  
Calder Farm  
Settle Road  
Bolton-by-Bpwland  
Clitheroe  
BB7 4NT

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John Metcalfe  
Rural Futures  
1 The Creamery Estate  
Kenlis Road  
Preston  
PR3 1GD  
01995 600724  
07791 488410  
[johnm@ruralfutures.co.uk](mailto:johnm@ruralfutures.co.uk)



This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 2006. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

## 1.0 Background

## 2.0 Context of Site

- Assessment
- Involvement
- Evaluation
- Design

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## 3.0 Design Principles and Concepts:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

## 4.0 Access:

- An Accessible Environment
- Vehicular and Transport Links
- Access and Movement Patterns
- Emergency Services Access

## 5.0 Planning Context

- Planning History
- Planning Policy Framework
- Planning Appraisal

## 6.0 Conclusion

Plans & Drawings

## SECTION 1

## BACKGROUND

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- 1.1 This statement supports a planning application for a stable and exercise ménage at Calder farm on behalf of Peter Simpson, as a farm diversification project. The statement should be read in conjunction with the attached planning application forms and plans.
- 1.2 Calder Farm is owned and managed by Mr & Mrs Peter Simpson and together with owned and rented land forms part of a 130 acre livestock farm. Farming enterprises include suckler beef cattle, sheep and poultry.
- 1.3 Continuing pressures on farm returns, especially those relating to high feed costs and increased fuel costs, mean that the farming business alone cannot provide a sustainable income for the applicants family and additional income stream must be established. Mrs Simpson is an experienced rider and horsewoman and a decision has been made to develop a 6no stable unit with exercise ménage at Calder Farm as a farm diversification project. The enterprise will supplement farm income and create employment for Mrs Simpson who has recently stopped teaching following the birth of her second child.
- 1.4 The Government supports farm diversification which is reflected in planning policy and other policy documents. Support is also available for farm diversification under Measure 311 of the Rural Development Programme England and an application for assistance will be made under this programme subject to a successful planning application.

## SECTION 2

## CONTEXT OF SITE

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**Assessment**

- 2.1 Calder Farm lies in open countryside west of Settle Road, approximately 500m north of Copy Nook. The farm lies within the Forest of Bowland Area of Outstanding Natural Beauty (FoB AONB) and is accessed directly off Settle Road. The farm curtilage comprises a stone built farmhouse with adjoining barn and shipon built in a linear plan running north to south. The house and barn are fronted by an open yard which runs contiguous with the boundary hedge adjoining Settle Road. North of the farmhouse are 2 no wooden poultry sheds.
- 2.2 To the south of the yard area a wooden gate gives access to an adjoining pasture with a dilapidated poultry shed adjacent to the stone farm buildings. The proposed stable will replace this shed with the exercise ménage to the west and behind the proposed stable.
- 2.3 Access to the site is directly from the yard area onto Settle Road. No public rights of way are within the site.

**Involvement**

- 2.4 No communication has taken place with the Local Planning Authority regarding the proposal.

**Evaluation**

- 2.5 The proposed stable and ménage will be located immediately south of the stone farm buildings with access from the yard. The development will be largely hidden from view from the Settle Road due to a mature hawthorn hedge. A neighbouring residential property is located on the opposite side of Settle Road, but will only be able to view the development from bedroom windows.
- 2.6 The proposed operations will not create noise, smell or nuisance and neighbour amenity will not be affected. Full livery ensures vehicle movements are kept to a minimum. The business will be operated by Mr & Mrs Simpson, who live on site, obviating the need for staff vehicle movements.
- 2.7 Careful consideration has been given to design and materials to ensure the proposed development relates well to the existing stone structures and visual impact is kept to a minimum.
- 2.8 The proposed location for the stable will situate the building in the position of an existing shed, albeit on a slightly larger footprint.
- 2.9 The proposed operations will not affect neighbours amenity or create disturbance.

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Design

- 2.10 The proposed building will be constructed around a steel frame structure. Natural materials will be used for walls and cladding where possible and modern equivalents will be incorporated where they will not have a detrimental impact on the appearance and character of the building or area. Walls will be timber clad on 3no elevations and stone clad on the eastern elevation to respect the vernacular style of the existing structures. Windows and doors will be wood. Roof materials will be Eternit natural grey fibre cement profile sheeting. Electricity and water will be fed from the existing supply and no new utility infrastructure will be required.
- 2.11 The exercise ménage will be constructed with a specialist silica sand surface. The area will be fenced with wooden post and rail materials.

### SECTION 3 DESIGN PRINCIPLES & CONCEPTS

#### Use

- 3.1 The stable and ménage will be used for full equine livery and Mrs Simpsons own horse only.

#### Amount

- 3.2 The stable building will provide 6no individual stable units within. The ménage will occupy 800 m<sup>2</sup>.

#### Layout

- 3.3 The layout of the building is an extension of the linear plan of the existing curtilage.

#### Scale

- 3.4 The stable building will occupy 11,000m x 11,000mm. The building will be 3,000mm to the eaves and 5000mm to the ridge. The ménage will measure 40m x 20m and have a 1500m high fence surrounding the area.

#### Landscaping

- 3.5 No landscaping is proposed.

#### Appearance

- 3.6 The design of the building will respect the vernacular style of the existing buildings. Natural materials weather in situ and soon "settle" into the landscape. The building and ménage are largely protected from view off Settle Road by the hedgerow. Views to the south are across open fields with closest residences at Copy Nook.

- 3.7 The openness of the countryside and character of the area will not be compromised. There will be no greater visual impact on the area.

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## SECTION 4 ACCESS

### An Accessible Environment

- 4.1 The proposed development maintains an accessible environment.
- 4.2 Access to the site is directly off Settle Road. Sightlines are good in both directions and there is adequate parking for 4 vehicles in the existing yard area. Access from the yard to the stable and ménage is via an existing gate and ground levels are flat.

### Vehicular and Transport Links

- 4.3 The property is located 2 miles from the A59 at Sawley giving access to Clitheroe, and Skipton. The A65 is reached at Long Preston or Hellifield. The nearest railway station is Clitheroe.

### Access and Movement Patterns

- 4.4 Vehicles will be restricted to the existing yard area which has adequate turning space to ensure vehicles can exit the site in a forward direction.

### Emergency Services Access

- 4.5 Access for emergency services is good and will not be affected by the development.

### Commitment to Design & Access Process

- 4.6 The Design and Access Statement will be seen as a working document and will be maintained through the planning and development stages.

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## SECTION 5 PLANNING POLICY CONTEXT

### Planning History

- 5.1 There is no recent or relevant planning history relating to the holding or proposal.

### Planning Policy Framework

- 5.2 Relevant planning policy and guidance in the determination of this application can be identified as being contained within Planning Policy Guidance Notes & Statements (PPGs & PPS's), Government circulars, North West of England Plan - Regional Spatial Strategy to 2021, (RSS) and the saved policies of the Ribble Valley District Wide Local Plan.

### Planning Policy Statement 1 (PPS1)

- 5.3 This deals with general policy and principles that apply to the planning system and states that applications should be determined having regard to the provisions of the development plan. Applications that accord with the provisions of the development plan carry with them a presumption in their favour. Conversely those that do not accord with the development plan must be determined accordingly. The key principle is that of sustainable development.

### Planning Policy Statement 7 (PPS7)

- 5.4 Many of the policies set out within PPS 7 have been replaced by PPS 4 but not all. The remaining guidance by PPS 7 relevant to the proposal are highlighted below.

#### *Objectives:*

*The Government's objectives for rural areas that are relevant to this Planning Policy Statement (PPS) are:*

*iv) To promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable; and provides high quality products that the public wants.*

#### *Key Principles:*

*1. Sustainable development is the core principle underpinning land use planning. The following key principles should be applied in combination with all the policies set out in this PPS:*

*(i) Decisions on development proposals should be based on sustainable development principles, ensuring an integrated approach to the consideration of:*

*– social inclusion, recognising the needs of everyone;*

- effective protection and enhancement of the environment;
- prudent use of natural resources; and
- maintaining high and stable levels of economic growth and employment.

(vi) All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

The proposed development will secure employment for members of the farming partnership. The farmland is managed in the Upland Entry Level Stewardship Scheme with a strong commitment to enhancing biodiversity and reducing environmental impacts of farming.

#### **Nationally designated areas**

21. Nationally designated areas comprising National Parks, the Broads, the New Forest Heritage Area and Areas of Outstanding Natural Beauty (AONB), have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas. The conservation of wildlife and the cultural heritage are important considerations in all these areas. ....As well as reflecting these priorities, planning policies in LDDs and where appropriate, RSS, should also support suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities, including the provision of adequate housing to meet identified local needs.

The proposed development is modest in size and has been designed to have the minimum impact on the landscape and character of the area. The development will contribute to the local economy securing the livelihood of a farming family and allowing them to maintain the stewardship of the land they manage.

31. A supportive approach to farm diversification should not result in excessive expansion and encroachment of building development into the countryside. Planning authorities should:

- (i) encourage the re-use or replacement of existing buildings where feasible, having regard to paragraphs 17-21; and
- (ii) have regard to the amenity of any nearby residents or other rural businesses that may be adversely affected by new types of on-farm development.

The proposed stable development is partially located on the footprint of an existing structure. Neighbouring properties will not be affected by the development. Traffic movements will be minimal.

## North West of England Plan – Regional Spatial Strategy to 2021

- 5.5 Policy RDF 2 which deals with the general development issues recognises the need for diversification of the rural economy.

Policy RU2 – Diversification of the Rural Economy recognises the continuing need for diversification and further development of the rural economy that:

- ‘maintains viable and sustainable local communities’
- ‘respects particular environmental sensitivity and distinctiveness’

## Ribble Valley Districtwide Local Plan.

- 5.6 General policies.

*Policy G1– All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.*

*In determining planning applications the following criteria will be applied:*

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*
- (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.*
- (c) Developments should make adequate arrangements for car parking (see Policy T7).*
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*
- (f) Developments should provide adequate arrangements for servicing and public utilities.*
- (g) Developments should provide adequate daylighting and privacy.*
- (h) Materials used should be sympathetic to the character of the area.*
- (i) Developments should not result in the loss of important open space including public and private playing fields.*
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*
- (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*

This proposal will incorporate a high standard of build and will not have a detrimental impacts on the surrounding area in terms of visual impact, character of the area and environmental impact. The proposal is small scale development. Access is good and car parking is accommodated without additional areas needing to be created.

- 5.7 *POLICY G5 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 RT1; or*
  - v) other small-scale uses appropriate to a rural area which conform to the policies of this plan.*

*The policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley resident's livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area.*

*This proposal is a small scale farm diversification. Equine activities are by their very nature outside settlement boundaries. The development is appropriate to this rural setting and will provide economic benefits to the applicant and his family.*

#### **ENVIRONMENT**

- 5.8 *Policy ENV1 The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.*

*The proposed development is within the AONB and regard has been had for the environmental policies relating to the proposed development and the social impacts of the scheme.*

#### **Proposals for Farm Diversification**

- 5.9 *Policy EMP12 Proposals for agricultural diversifications will be approved, subject to other policies within the Local Plan and provided they are appropriate in both scale and character to the rural areas of Ribble Valley and do not compromise its natural beauty.*

*This project is of an appropriate scale and design to ensure it does not have a negative impact on the Ribble Valley. The proposed project is compatible with the farming operations and will support the farm business.*

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## SECTION 6

## CONCLUSION

- 6.1 The proposed development represents a small scale farm diversification project through the creation of an equine livery unit. The project will secure the future of the farm business and allow the applicant to continue responsible management of the land. The scale, design and materials are appropriate to the location and wider area. Particular attention has been given to the frontage of the stables which are stone clad and relate well to the existing buildings. No negative impacts will be created by the development.
- 6.2 The proposals have been fully assessed in regard of all relevant planning policies and issues. The development conforms to these policies and will be an asset to the District in achieving its social and economic goals. In light of these factors we consider that there should be no obstacles to the granting of planning permission for the development applied for.

John Metcalfe  
November 2011

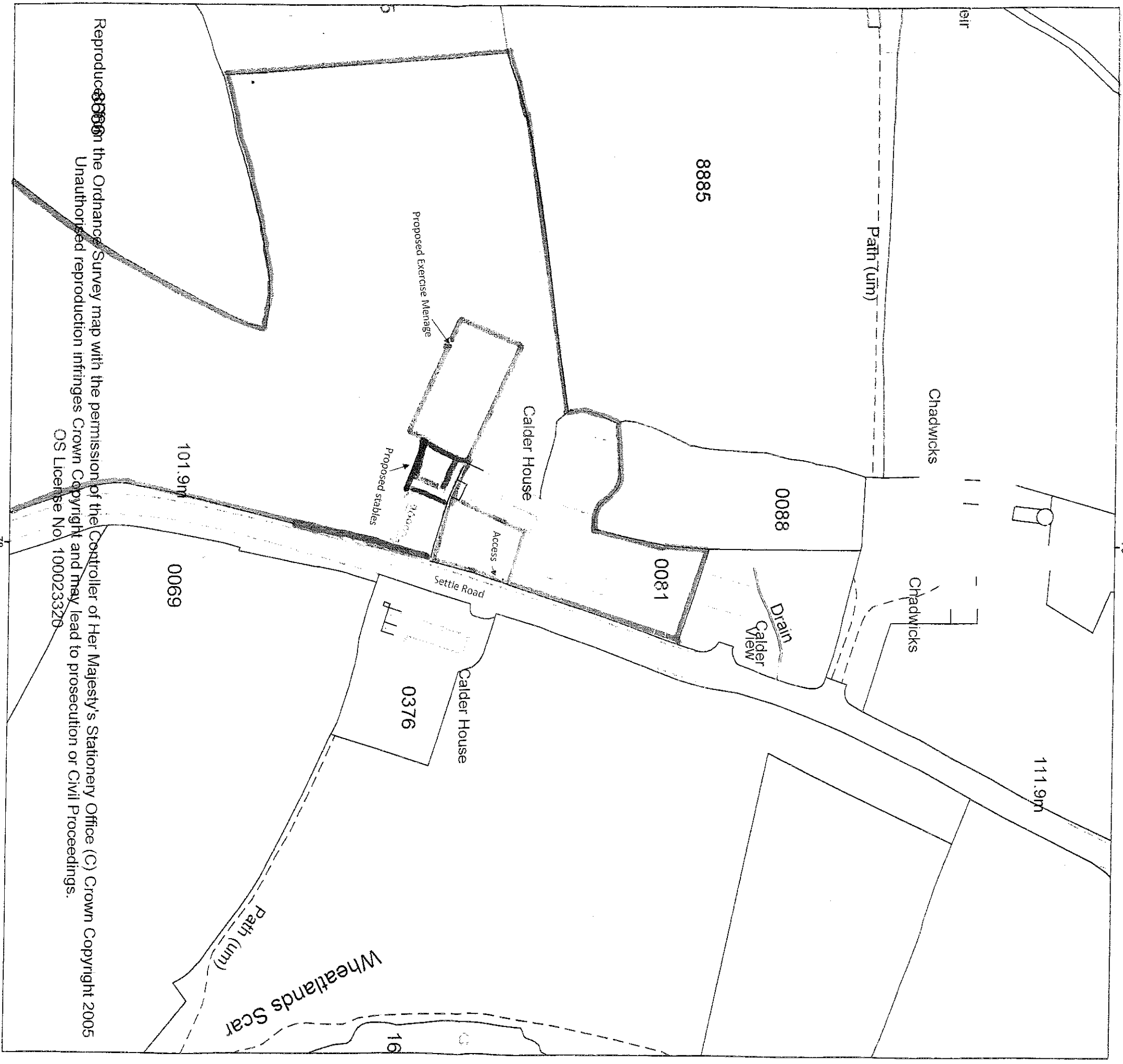
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SD  
LOCATION MAP

CF/EP



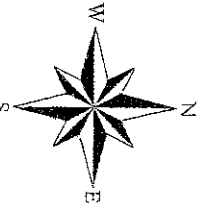
LANCASHIRE  
Rural Future



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Scale: 1:1,250



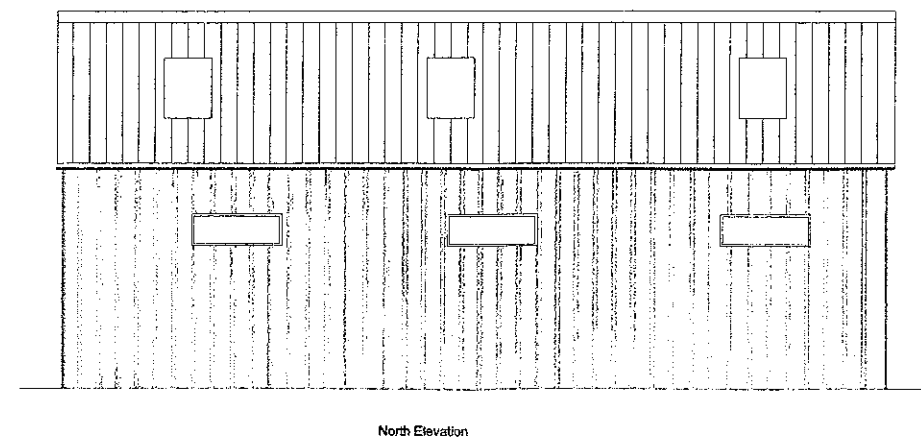
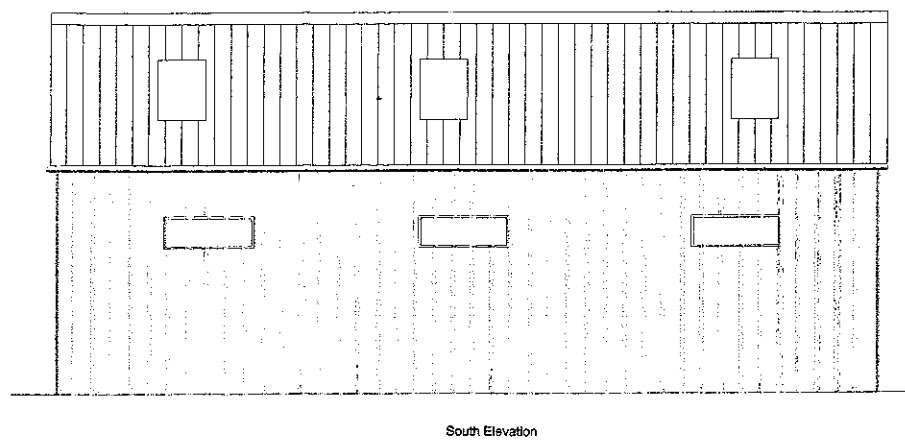
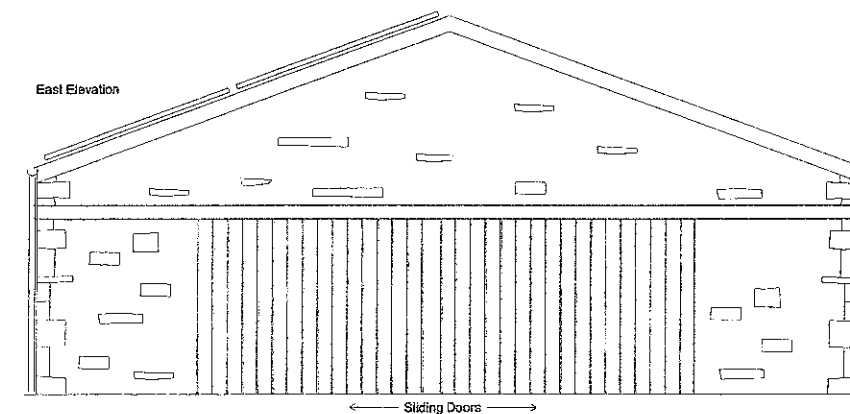
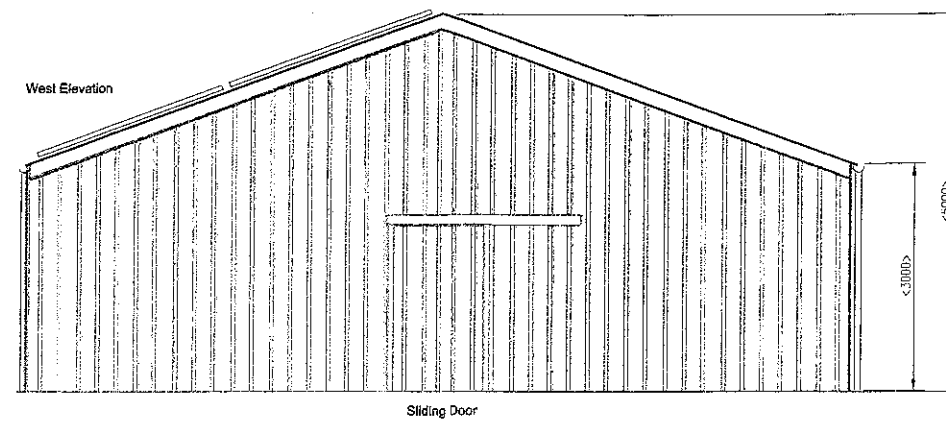
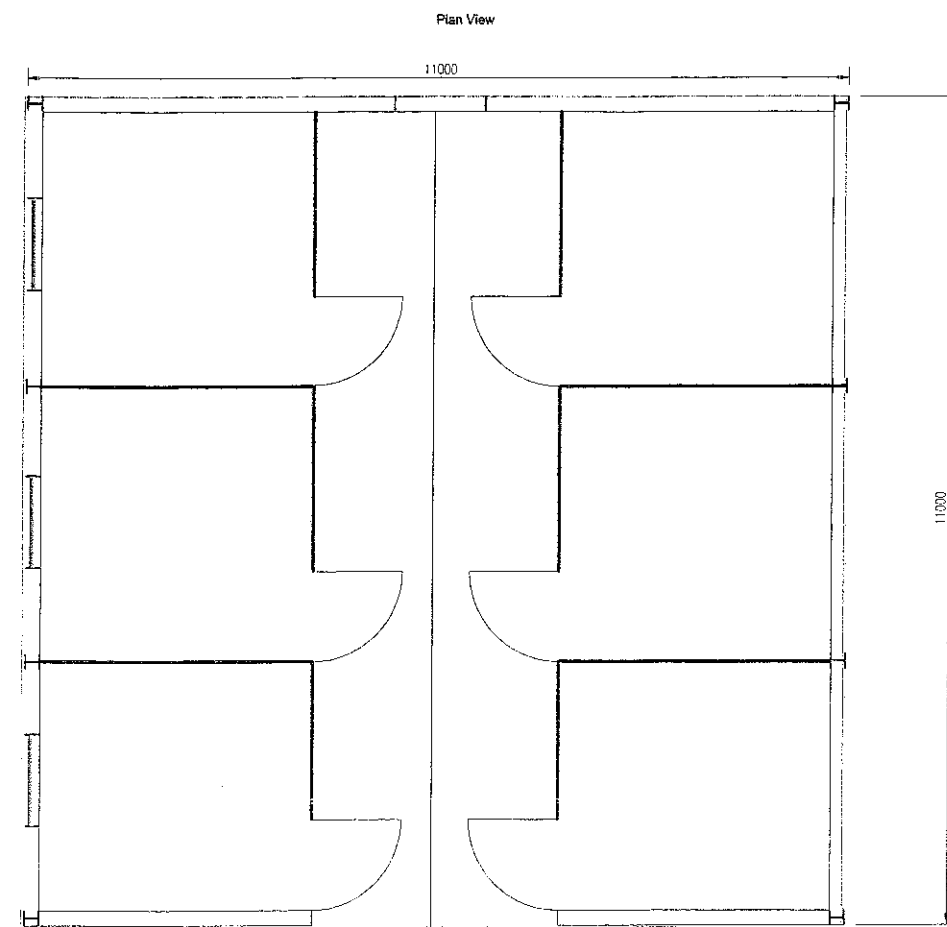
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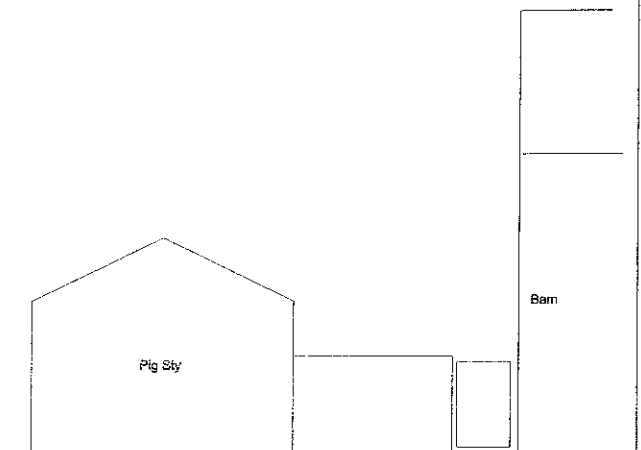
Key

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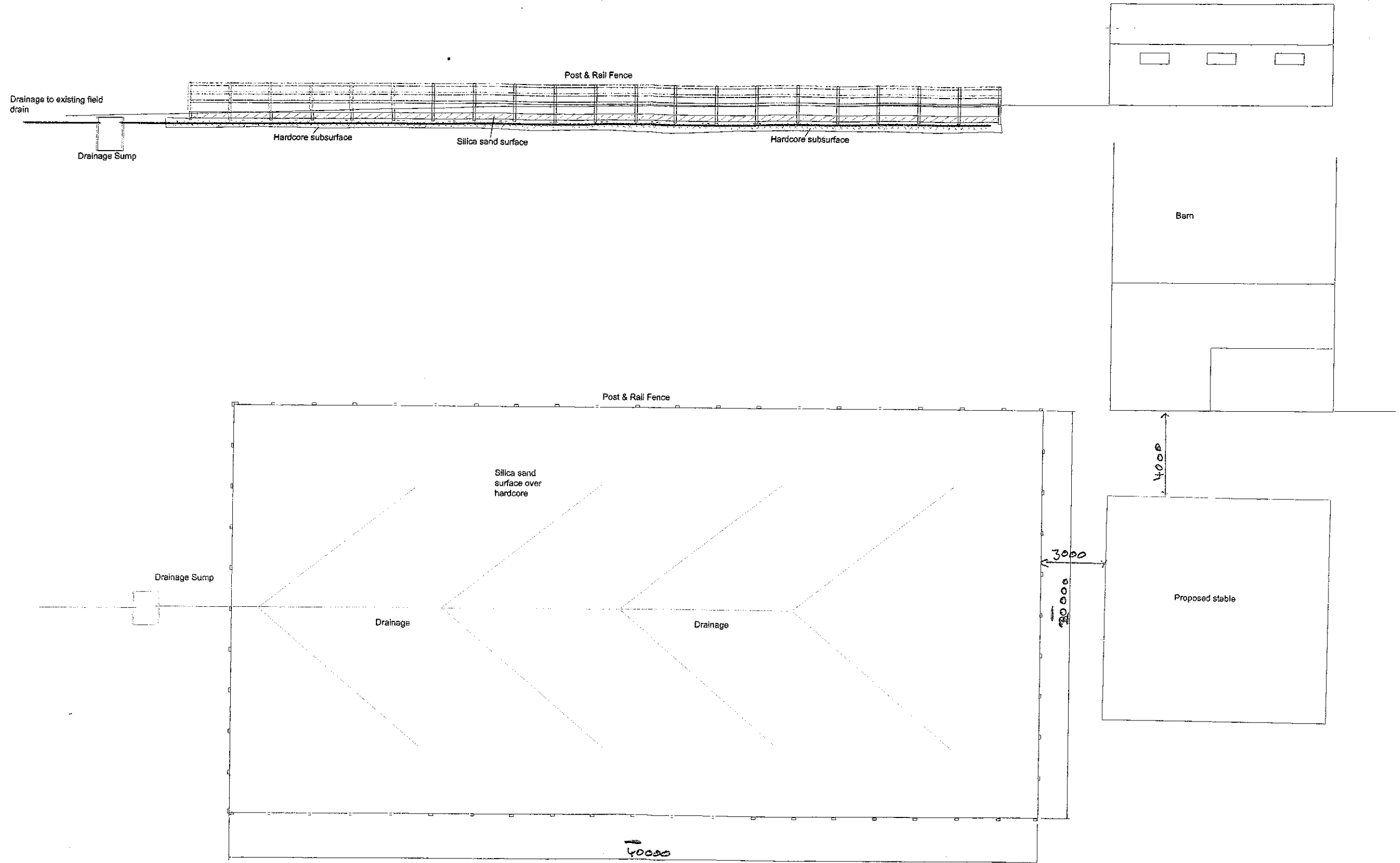
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MATERIALS:  
 East Elevation - Stone  
 N, S & W Elevations - Wooden Cladding  
 Roof - Eternit Farnscape Fibre Cement  
 South Pitch Solar PV Arrays  
 Windows & Doors - Wood



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SITE PLAN

