

Contents

1.	Introduction	2
2.	Our Client's Proposals	3
3.	Response to Key Issues	5
	Current Operations at Northcote Stud	5
	Highways Impact	6
	Comparison with Osbaldeston Riding Centre	6
	Future Development at Northcote Stud	8
	Acoustic Impact	8
	Need for Equestrian Facilities	9
4.	Consultation with Northcote Manor	10
5.	Proposed Planning Conditions	11
6.	Summary and Conclusions	12
	Appendix	14

Draft	FINAL
Author	Euan Kellie
Issued	15 August 2012

1. Introduction

- 1.1 This Supplementary Planning Statement has been prepared on behalf of our client Janet and Richard Mizon in respect of the following applications submitted to Ribble Valley Borough Council (referred to hereafter as “RVBC”) on 5 April 2012:
- Ref 3/2012/0335¹: Application for the discharge of a Unilateral Undertaking, dated 20 March 2007, which was offered by our client to RVBC in connection with planning permission reference 3/2007/0029 which was granted on 4 April 2007 (“the 2007 Planning Permission”); and
 - Ref 3/2012/0336²: Application for the removal of Condition 12 attached to the 2007 Planning Permission (“Condition 12”).
- 1.2 The intention of both applications is to secure the necessary approvals for our client to use the indoor and outdoor riding arenas at Northcote Stud (“the application site”) for competitive events – currently prohibited by a restriction contained in the aforementioned Unilateral Undertaking. It should be noted that Condition 12 requires the 2007 Planning Permission to be implemented in accordance with the terms of the Unilateral Undertaking.
- 1.3 The documentation submitted in support of the aforementioned applications demonstrates that the Unilateral Undertaking no longer serves a useful purpose. We have therefore applied, in accordance with Section 106A of the Town and Country Planning Act 1990, for the discharge of the Unilateral Undertaking and also for the removal of Condition 12.
- 1.4 This Statement has been prepared with necessary input from transport consultants SK Transport Planning and acoustic consultants BDP and responds to comments made in the letter of objection submitted on behalf of Northcote Manor dated 11 May 2012 in respect of our client’s applications. It also responds to two letters of objection submitted by Billington and Langho Parish Council (“the Parish Council”), dated 3 May 2012 and 26 June 2012 (both of which are identical).
- 1.5 The remainder of this Statement is structured as follows:
- Chapter 2: Our Client’s Proposals.
 - Chapter 3: Response to Key Issues.
 - Chapter 4: Consultation with Northcote Manor.
 - Chapter 5: Proposed Conditions.
 - Chapter 6: Summary and Conclusions.

¹ <http://www.ribblevalley.gov.uk/planningApplication?appNumber=3%2F2012%2F0335&submit=Go>

² <http://www.ribblevalley.gov.uk/planningApplication?appNumber=3%2F2012%2F0336&submit=Go>

2. Our Client's Proposals

- 2.1 Before addressing the content of the aforementioned letters, we wish to briefly re-iterate the justification for our client's proposals. Further information can be found in the Planning Policy Compliance Statement submitted in support of both applications on 5 April 2012 ("the Planning Statement").

Planning History

- 2.2 The relevant recent planning history for the application site is as follows:

- Planning permission was granted on 4 April 2007 by RVBC for a *"riding centre, access, car parking and associated works"* (ref: 3/2007/0029). This permission was however granted subject to a Unilateral Undertaking which contains the following restriction:
"Not to allow the indoor and outdoor riding arenas the subject of the Development to be used for competitive events gymkhanas or other such events other than internal activities using the centre's own residential horses and pupils."
- Following the grant of planning permission, Northcote Stud Equestrian Centre became operational at Northcote Stud Farm in June 2008.
- Following on from the 2007 Planning Permission, an application was prepared and submitted to RVBC on 26 February 2010 to discharge the Unilateral Undertaking to *"allow the indoor and outdoor riding arenas to be used for competitive events, gymkhanas or other such events"* ("the 2010 Application").
- Despite a recommendation for approval by Planning Officers, the 2010 Application was refused by RVBC Planning and Development Committee on 20 May 2010.

Need for Consent

- 2.3 As set out in the Planning Statement submitted with both applications on 5 April 2012:

- Our client has been running regular training days at Northcote Stud for dressage and show jumping since June 2009. These 'clinics' have been very popular and, as a consequence, have attracted attendees from central and east Lancashire.
- The popularity of the events is reflected by the positive correspondence submitted to our client, a sample of which can be found in Appendix 3 of the Planning Statement (summarised in Table 4.2 of the same document).
- Whilst the training events currently held at Northcote Stud have been successful in terms of attracting attendees and the interest of organisations affiliated to The Pony Club, the inability to hold competitions is having an impact on the viability of the business.
- Put simply, as the events are non-competitive our client is unable to charge an entry fee that will make the business viable in the medium to long term. Moreover, the holding of competitions will enhance the profile of the event and, thereby, make it more of an 'occasion' for visitors (who may, in turn, increase their expenditure whilst at Northcote Stud).
- This increase in revenue will mean that there are funds available to potentially create up to 10 no. additional part-time employment opportunities at Northcote Stud which (in the particular case of car parking stewards and cafe and shop assistants) cannot currently be afforded by the business. These opportunities, should they arise, will enhance the quality of the service and facilities provided by our client and, for the avoidance of doubt, will not result in a material increase in the number of attendees or vehicle flows to and from the application site.

Justification for the Proposals

- 2.4 Our justification for the proposals is as follows:

- (i) Following the refusal of the 2010 Application, our client approached, and entered into discussions with, Langho Football Club ("Langho FC") who use the playing fields to the west of the application site. This was in response to concerns raised by Committee Members that the traffic problems being experienced on Northcote Road were due to the training events and activities being held at Northcote Stud Farm.
- (ii) It has been acknowledged by Langho FC that these problems were not caused by activities at the application site and were a consequence of a significant increase in traffic associated with football matches taking place at the football club. Action has now been taken by Langho FC to address these problems, by providing additional off-street parking facilities on the football club site. Since this additional parking has been provided there have been no reported issues of parking on Northcote Road. Moreover, Langho FC has written to our client to confirm its support for the proposal to use the indoor and outdoor riding arenas at Northcote Stud Farm for competitive events.
- (iii) As stated previously, our client's proposal has also received support from local businesses and professionals.
- (iv) The Traffic Statement prepared by SK Transport Planning, and submitted to support both applications, demonstrates that the local highway network has no existing safety issues, and also confirms that if competitive events were to operate at Northcote Stud Farm, there would be no material change to the traffic flows to and from the application site over the existing situation.
- (v) The Noise Impact Assessment prepared by BDP, also to support both applications, confirms that by comparing consecutive days, the daytime noise climate varies very little day-by-day even during the showing jumping clinics which are currently undertaken at the application site. It also concludes that the use of the outdoor riding arena has little or no effect on the ambient noise levels at the boundary with Northcote Manor and that there would be no additional impact from road traffic noise during competitive events.
- (vi) To allay any concerns raised in relation to noise, and particularly that which may be generated by a public address system, the Noise Impact Assessment recommends that a limit (which our client is prepared to accept) be imposed on the noise which could be generated by such a system if used. The observance of this limit could be secured through the imposition of a planning condition.
- (vii) Our client's proposal to hold competitive events at the application site wholly accords with relevant policies in the Development Plan and is in line with the policies contained in the National Planning Policy Framework. Consequently, if the proposals are granted consent they will encourage multiple benefits from the use of land in a rural area whilst contributing to a thriving rural community.
- (viii) It is also prudent to consider the positive sporting contribution the proposals could make in the future. Notably Britain's showjumping team secured their first Olympic gold medal for 60 years at London 2012 whilst the dressage trio of Carl Hester, Laura Bechtolsheimer and Charlotte Dujardin also won a gold medal at Greenwich Park – the first ever for Britain at the Olympics (with the latter also securing an individual gold). Therefore, if approval for our client's proposals at Northcote Stud is forthcoming, this first rate riding centre and the high quality events and facilities on offer would be available to the next generation of horse riders.

2.5 Having provided background to the applications, we will now respond to the key issues raised by Northcote Manor and the Parish Council in their respective letters of objection.

3. Response to Key Issues

- 3.1 Having briefly outlined the justification for our client's proposals, we turn now to address the key concerns outlined by Northcote Manor and the Parish Council. We will deal with each in turn.

Current Operations at Northcote Stud

Concerns

- 3.2 The letter of objection submitted by Northcote Manor states that if the Unilateral Undertaking is discharged *"it is not clear how Northcote Stud would operate competitions, gymkhanas etc. and how frequently they would occur."*

Response

- 3.3 As stated consistently throughout our planning submission, the scale of activity that currently takes place at Northcote Stud is the same as holding a competitive event - the only difference is that our client is currently unable to awards prizes and undertake competitive scoring.

- 3.4 For the avoidance of doubt the current operations at Northcote Stud are as follows:

- Generally speaking, 2 no. events are currently held by Northcote Stud each week (therefore in the order of 104 events per calendar year). This is consistent with the findings of Table 2 in the Traffic Statement and the assessment outlined in paragraph 2.20 of the same document.
- There are two event types (usually one of each held per week): dressage training and show jumping.
- The hours of operation tend to take place between 12pm and 8pm.
- Approximately 150 people are attracted to each event although this number is spread throughout the day, over an eight hour period.
- Each event attracts up to 50 horse boxes (the majority being under 7.5 tonnes).
- The site is accessed via Northcote Road (an adopted public highway which links the A59 Lonsight Road to the south with Old Langho Road to the north).
- The internal site layout allows vehicle traffic to route around the indoor and outdoor riding arenas if required, as well as having adequate drop-off / pick-up and turning facilities within the curtilage for circa 100 cars, trailers and horseboxes. **Figure 3.1** below shows the existing Northcote Stud site layout.



Figure 3.1

- 3.5 Consequently, as demonstrated by the Traffic Statement prepared by SK Transport Planning, along with the Noise Impact Assessment prepared by BDP, these events currently operate

with no harmful impact (reflected by RVBC's Environmental Health memorandum dated 19 June 2012 – see 'Acoustic Impact' later in this chapter).

- 3.6 This is corroborated by the comments of Northcote Manor who state as follows in their letter of objection:

*"My clients are compelled to point out that **they see no reason to complain about the current operation of the Northcote Stud**; it appears a well run and professional operation."* (our emphasis)

- 3.7 We re-iterate: the only difference, should the Council approve our client's applications, is that our client will be in a position to award prizes and undertake competitive scoring (which they cannot currently do due to the constraints of the Unilateral Undertaking). As a result, they will be able to charge more to attendees thus making the business more viable in the medium to long term (as set out in **Chapter 2**).

Highways Impact

Concerns

- 3.8 Northcote Manor's assertion is that our client's proposal will lead to *"additional activities from competitive events"* which will lead to a *"harmful effect on the highway network."*
- 3.9 This concern is shared by the Parish Council who state that *"the application would result in a significant increase in traffic using Northcote Road."*

Response

- 3.10 Our response is as follows:
- As set out under the heading 'Current Operations at Northcote Stud' the events that are currently held at Northcote are identical to those that will be held if the restriction is lifted – namely, 2 no. events per week (generally speaking), therefore in the order of 104 events per calendar year.
 - On this basis our client's proposals will not result in 'additional activities' nor will they lead to an unacceptable increase in traffic flows. There will be no material change in existing traffic flows. Such flows, which have been found to be acceptable, will continue.
 - The site access junction meets the requirements of the Local Highway Authority (by virtue of it being constructed in line with the Local Highway Authority's previous requirements and the conditions attached to the 2007 Planning Permission).
 - Visibility at the site access junction accords with vehicle approach speeds on all links.
- 3.11 Therefore, should the restriction be lifted, it is not expected to increase the number of cars, trailers or horseboxes over and above those that already visit the application site for show jumping or training clinics.

Comparison with Osbaldeston Riding Centre

Concerns

- 3.12 We note that Northcote Manor make explicit reference in their letter to Osbaldeston Riding Centre, which is located approximately 7 miles (11.2 km) to the west of Northcote Stud.
- 3.13 In particular, they *"fear that a similar situation or indeed worse than Osbaldeston could develop at Northcote"*.

Response

- 3.14 We believe that Osbaldeston Riding Centre is simply not comparable to Northcote Stud and that it is unhelpful and misleading to draw comparisons between the two centres.

3.15 For ease of reference **Table 3.1** illustrates the fundamental differences between the operations undertaken at each facility.

Comparable	Osbaldeston Riding Centre	Northcote Stud Farm
Known Frequency of Events (per 30 days)	18 ³	8
Trip Movements (two way)	275 ⁴	76 ⁵
Site Facilities	• 2 no. indoor riding arenas • 1 no. outdoor all weather floodlit arena • 95 stables for livery • Full cross country course • External summer show area (six rings plus warm up area) • Restaurant and bar facilities along with pool room • Seating gallery for 350 people⁶	• 1 no. indoor riding arena • 1 no. outdoor riding arena (no floodlighting)⁷ • 25 stables for livery
Vehicle Access from A59	Simple priority junction with no right turn storage facility	Dedicated right turn facility at junction
Carriageway width to riding facilities	6m wide carriageway from A59 north to Osbaldeston Riding Centre, narrowing to <4.5m outside residential properties 200m north of A59/Osbaldeston Lane junction	>6m carriageway width past Northcote Manor with minimum carriageway width of 4.5m 30m north of Northcote Manor site boundary ⁸
Personal Injury Accident Records	5 accidents recorded at A59/Osbaldeston Lane Junction between January 2007 to April 2012. No accidents recorded on Osbaldeston Lane between A59 to (and including) access to Riding Centre ⁹	No accidents recorded by Lancashire County Council in between January 2007 to April 2012 at A59 junction with Northcote Road and on Northcote Road to (and including) access to Stud Farm ¹⁰

Table 3.1

³ Mayer Brown Highway Objection, May 2012, paragraph 3.7

⁴ JWPC letter dated 11 May 2012 (ref: PT/12/L/071), page 2

⁵ SKTP Traffic Statement, 4 April 2012, Table 2, 7th August Training Clinic Vehicle Movements

⁶ <http://www.osbaldestonrc.co.uk/index.htm>

⁷ <http://northcotestud.com/Our%20Facilities.html>

⁸ Mayer Brown Highway Objection, May 2012, appendix b

⁹ <http://mario.lancashire.gov.uk/agsmario/default.aspx>

¹⁰ ibid

Future Development at Northcote Stud

Concerns

- 3.16 In their letter of objection, Northcote Manor state: *“experience of other equestrian centres in the area, such as Osbaldeston Riding Centre leaves them deeply concerned as to how the Northcote Stud site could develop over time.”*

Response

- 3.17 Our response is as follows:
- In order to control future operations at Northcote Stud, our client is willing to accept the imposition of a number of planning conditions (as set out in **Chapter 5**).
 - Should our client wish to secure planning permission for development at Northcote Stud which is not currently permitted and/or alter the planning conditions which are imposed on the grant of planning permission, a planning application will need to be prepared and submitted to RVBC. Neighbouring properties and interested parties, including Northcote Manor, would be consulted on any such planning application and be afforded an opportunity to make representations in respect of the same.
 - In line with the above, it would then be for RVBC, taking account of any representations made, to assess any future planning application on its own merits and to determine the same, imposing any conditions (should consent be granted) it sees fit. In the circumstances, we are of the view that the future development of Northcote Stud is capable of being sufficiently monitored and controlled.

Acoustic Impact

Concerns

- 3.18 In their letter of objection, Northcote Manor state that they *“are also concerned about the lack of information and a far from robust approach within the acoustic survey.”*

Response

- 3.19 **Appendix 1** includes BDP's response to Northcote Manor's comments regarding the acoustic survey they undertook to support our client's applications. In summary, BDP state that:
- There is no evidence to suggest that JWPC has taken advice from a qualified acoustic consultant – their letter is merely based upon assertion.
 - BDP consider their noise survey to be entirely adequate and appropriate. They are of the view that a full assessment of the noise impact of our client's proposals has been undertaken.
 - By protecting residents within Northcote Manor's proposed new bedroom block from road traffic noise (in line with their extant planning permission¹¹) Northcote Manor will also be protecting them from other, more distant, noise sources.
- 3.20 We are also in receipt of the consultation response received from RVBC Environmental Health Officer, Neil Martin, dated 19 June 2012. In summary, the letter states:
- **“Providing Lancashire County Council Highways are happy with the assessment *I agree that there is unlikely to be any increase in noise from any additional traffic movements.*”** (our emphasis)

¹¹ Application to extend the implementation time period in respect of application ref: 3/2009/0133P (originally approved on 22 May 2009)

- *"In relation to the public address system and the comments from the neighbouring Northcote Manor relating to an extension, it would be appropriate to reduce the noise level of the public address system to ensure that the boundary noise levels at each octave are not excessive and therefore do not adversely affect the amenity of the area."*
 - *"To this end I would suggest that a condition is attached restricting the public address system to the measured and reported background noise levels, at each octave, at the boundary of the property between Northcote Stud and Northcote Manor. This will result in a maximum of 3 dB increase at this location, resulting in no increase at the adjacent Manor buildings."*
 - *"Furthermore the use of the public address system should be restricted, except for emergencies to the hours of 09:00 to 19:00 hours on any day."*
- 3.21 BDP and our client have confirmed that this proposed condition (which is broadly in line with the recommendations contained in the Noise Impact Assessment prepared by BDP) is acceptable.

Need for Equestrian Facilities

Concerns

- 3.22 Point 3 of the Parish Council's response (to both applications) states that *"there are already existing equestrian facilities in this area therefore another similar facility is unnecessary."*

Response

- 3.23 We wholeheartedly dispute this assertion. As demonstrated by the positive responses set out in Table 4.2 and Appendix 3 of the Planning Statement, along with the introduction, there is demonstrable demand for equestrian facilities at both Northcote Stud and Osbaldeston Riding Centre.
- 3.24 Furthermore, the objective of supporting rural economic growth is supported by the National Planning Policy Framework and the 'Planning for Growth' Written Ministerial Statement – both of which are material considerations that must be taken into account when determining planning applications for proposals such as our client's.
- 3.25 Having responded to the key concerns raised by Northcote Manor and the Parish Council, this Statement will now set out the post-submission consultation that has taken place between our client and Northcote Manor.

4. Consultation with Northcote Manor

- 4.1 Following receipt of the letter of objection from Northcote Manor (received from RVBC by e-mail on 23 May 2012), our client was keen to meet with their representatives to discuss their concerns in more detail.
- 4.2 As a first step, a letter was prepared by Euan Kellie Property Solutions which was sent to Northcote Manor by post on 8 June 2012 (see **Appendix 2**). The letter made Northcote Manor aware that our clients had noted their concerns and were keen to meet in a convenient location to discuss the application proposals in more detail.
- 4.3 Northcote Manor contacted Euan Kellie Property Solutions by 'phone week commencing 11 June 2012 and confirmed they were happy to meet. Due to holiday commitments it was, however, difficult for all parties to meet promptly. The meeting was eventually held on Friday 20 July 2012 at Blackburn Rovers' football ground, Ewood Park.
- 4.4 At this meeting, our client and the project team provided Northcote Manor and their planning and highways representatives with a presentation which sought to provide clarity in respect of the proposals. A copy of this presentation, which was left with Northcote Manor in hard copy form, can be found in **Appendix 3**.
- 4.5 It was agreed at this meeting that Northcote Manor would give due consideration to any planning conditions (over and above a restriction on the number of events per year, along with the use of a tannoy system) and revert to Euan Kellie Property Solutions.
- 4.6 On 2 August 2012 an e-mail was sent to Northcote Manor (see **Appendix 4**):
- "We hope our presentation was of use and has provided you with some clarity with regards to Richard and Janet's proposals at Northcote Stud Farm.*
- Have you had an opportunity over the past week or so to consider the proposed planning conditions we presented at the meeting (limiting the number of events per year to 120 and the use of a tannoy system)?*
- As discussed, we would like to progress matters with officers as quickly as possible so the applications can be determined at the September Planning Committee.*
- With this in mind can you come back to us with your thoughts by lunchtime on Monday next week (6 August)?"*
- 4.7 A response was received on 6 August from JPWC which stated: *"I am currently awaiting instruction from my client and one of us will revert to you in due course."* At the time of writing we have not received any further feedback from Northcote Manor.
- 4.8 Notwithstanding, **Chapter 5** contains details of the matters which our client would be prepared to see controlled by planning condition.

5. Proposed Planning Conditions

- 5.1 Our client has taken account of the specific reference within Northcote Manor's letter of objection to the absence of proposed planning conditions controlling the future operation of Northcote Stud:

*"No suggested conditions on **number of events, hours of operation or noise levels (other than a public address system)** have been made by the applicants and it is my clients fear that a situation similar or indeed worse than Osbaldeston could develop at Northcote."* (our emphasis)

- 5.2 With this in mind, we confirm that our client is willing to accept a planning condition to control/secure the following:

Condition	Justification
No more than 120 competitive events to be held at Northcote Stud each calendar year	Our rationale for this condition and the number of events is as follows: 120 events per year allows for the current annual fluctuation in events. - A figure marginally higher than the 104 events referred to in Chapter 3 allows for cancellations / poor weather conditions across a twelve month period. - Each of the 120 events will be of a comparable size to the existing operation (for example: attendance numbers and vehicle movements).
Public address system noise limit along with hours of operation	In line with the Noise Impact Assessment prepared by BDP and the response from RVBC Environmental Health: - The public address system to the measured and reported background noise levels, at each octave, at the boundary of the property between Northcote Stud and Northcote Manor. This will result in a maximum of 3 dB increase at this location, resulting in no increase at the adjacent Manor buildings. - The use of the public address system should be restricted, except for emergencies to the hours of 09:00 to 19:00 hours on any day.

Table 5.1

- 5.3 To demonstrate the acceptability of these conditions (and thereby their compliance with the requirements of Circular 11/95), **Appendix 5** includes a recent decision notice issued in respect of a comparable proposed development at Beaver Hall Equestrian Centre in Leek, Staffordshire (granted permission on 16 May 2012).

6. Summary and Conclusions

- 6.1 This Supplementary Planning Statement has been prepared with necessary input from transport consultants SK Transport Planning and acoustic consultants BDP and responds to comments made in the letter of objection submitted on behalf of Northcote Manor dated 11 May 2012 in respect of our client's applications. It also responds to two letters of objection submitted by Billington and Langho Parish Council, dated 3 May 2012 and 26 June 2012 (both of which are identical).
- 6.2 Our client has been running regular training days at Northcote Stud for dressage and show jumping since June 2009. These 'clinics' have been very popular and, as a consequence, have attracted attendees from central and east Lancashire.
- 6.3 Whilst the training events currently held at Northcote Stud have been successful in terms of attracting attendees and the interest of organisations affiliated to The Pony Club, the inability to hold competitions is having an impact on the viability of the business.
- 6.4 Put simply, as the events are non-competitive our client is unable to charge an entry fee that will make the business viable in the medium to long term. Moreover, the holding of competitions will enhance the profile of the event and, thereby, make it more of an 'occasion' for visitors (who may, in turn, increase their expenditure whilst at Northcote Stud).
- 6.5 This increase in revenue will mean that there are funds available to potentially create up to 10 no. additional part-time employment opportunities at Northcote Stud which (in the particular case of car parking stewards and cafe and shop assistants) cannot currently be afforded by the business. These opportunities, should they arise, will enhance the quality of the service and facilities provided by our client to visitors and, for the avoidance of doubt, will not result in a material increase in the number of attendees or vehicle flows to and from the application site.
- 6.6 We respond as follows to the concerns raised by Northcote Manor and Billington and Langho Parish Council:
- (i) As stated consistently throughout our planning submission, the scale of activity that currently takes place at Northcote Stud is the same as holding a competitive event - the only difference is that our client is currently unable to awards prizes and undertake competitive scoring.
 - (ii) This is corroborated by the comments of Northcote Manor who state that *"my clients are compelled to point out that they see no reason to complain about the current operation of the Northcote Stud; it appears a well run and professional operation."*
 - (iii) Should the restriction on the holding of competitive events be lifted, it is not expected to increase the number of cars, trailers or horseboxes over and above those that already visit the site for show jumping or training clinics.
 - (iv) As demonstrated by BDP, our client's proposals will be acceptable in terms of acoustic impact. This position is supported by RVBC's Environmental Health Officer who states that: *"providing Lancashire County Council Highways are happy with the assessment I agree that there is unlikely to be any increase in noise from any additional traffic movements."*
 - (v) We believe that Osbaldeston Riding Centre is simply not comparable to Northcote Stud and that it is unhelpful and misleading to draw any comparisons between the two centres and their respective operations.
 - (vi) In order to control future operations at Northcote Stud, our client is willing to accept the imposition of a number of planning conditions (see paragraph 6.7 below).
 - (vii) Should our client wish to secure planning permission for development at Northcote Stud which is not currently permitted and/or alter the planning conditions which are

imposed on the grant of planning permission, a planning application will need to be prepared and submitted to RVBC. Neighbouring properties and interested parties, including Northcote Manor, would be consulted on any such planning application and be afforded an opportunity to make representations in respect of the same.

It would then be for RVBC, taking account of any representations made, to assess any future planning application on its own merits and to determine the same, imposing any conditions (should consent be granted) it sees fit. In the circumstances, we are of the view that the future development of Northcote Stud is capable of being sufficiently monitored and controlled.

- (viii) We disagree with the assertion that there is no demand for additional equestrian facilities in the area. Moreover, the objective of supporting rural economic growth is supported by the National Planning Policy Framework and the 'Planning for Growth' Written Ministerial Statement – both of which are material considerations and should be taken into account when determining planning applications for proposals such as our client's.
 - (ix) It is also prudent to consider the positive sporting contribution the proposals could make in the future. Notably Britain's showjumping team secured their first Olympic gold medal for 60 years at London 2012 whilst the dressage trio of Carl Hester, Laura Bechtolsheimer and Charlotte Dujardin also won a gold medal at Greenwich Park – the first ever for Britain at the Olympics (with the latter also securing an individual gold). Therefore, if approval for our client's proposals at Northcote Stud is forthcoming, this first rate riding centre and the high quality events and facilities on offer would be available to the next generation of horse riders.
- 6.7 Our client has also sought to engage in a positive and pro-active manner with Northcote Manor upon receipt of their letter of objection. A meeting took place on 20 July 2012 and, at the time of writing, we are awaiting further comments from the Manor and its consultant team.
- 6.8 Our client is willing to accept a planning condition to control/secure the following:
- No more than 120 competitive events to be held at Northcote Manor each calendar year (in line with current operations but including an allowance for cancellations / poor weather conditions).
 - Public address system noise limit along with hours of operation (in line with the recommendations set out in BDP's Noise Assessment Report and those advocated by the RVBC Environmental Health Officer).
- 6.9 Taking account of the documentation submitted in support of our client's applications and the information presented in this Supplementary Planning Statement, we trust that RVBC officers are now in possession of all the information they require in order to support our client's applications and recommend the same for approval.

Appendix

- Appendix 1 Response to Acoustic Survey comments, dated 25 June 2012
- Appendix 2 Letter sent to Northcote Manor, dated 8 June 2012
- Appendix 3 Presentation to Northcote Manor, dated 20 July 2012
- Appendix 4 E-mail sent to Northcote Manor, dated 2 August 2012
- Appendix 5 Decision Notice: Beaver Hall Equestrian Centre, Leek, Staffordshire
(Application Reference 11/01181/FUL), dated 16 May 2012

APPENDIX 1

TO **Euan Kellie**
OF Euan Kellie Property Solution

CC

FROM **Paul Edwards**

DATE 25/06/12
FILE REF P2004588/(COR)U002

BDP.

SUBJECT **NORTHCOTE STUD FARM**
Response to objection letter from JWPC on behalf of Northcote Manor

Euan,

We are writing to respond to the criticism of our noise impact assessment within the letter '*Objection to Planning Applications 3/2012/0335 and 3/2012/0336 – Northcote Stud, Northcose Road, Langho, Lancashire on behalf of Northcote Manor*', dated 11/05/12.

Our comments are as follows:

My clients are also concerned about the lack of information and a far from robust approach within the acoustic survey.

Although JWPC indicate in their letter that they have commissioned their own Highway Statement, there is no evidence to suggest that they have taken advice from a qualified acoustic consultant.

We consider our noise survey to be entirely adequate and appropriate for full assessment of Northcote Stud Farm's proposals.

With relation to the measurement locations – Positions 2 and 3 appear to be immediately adjacent to the public highway and Position 1 on the boundary between the riding centre and Northcote.

Therefore Positions 2 & 3 are very likely to be influenced by traffic flow along the road and appear to have little relevance to the nearest noise sensitive property. The effect of the possible increased traffic noise from an increase in traffic flow is impossible to determine from the actual report as no mention is made of the actual traffic count numbers though the traffic flow report is referenced.

Position 1 is located on the boundary separating Northcote Stud Farm and Northcote Manor. Position 2 is located near to the boundary separating Northcote Stud Farm and the football club to the West. Position 3 is located along the same boundary as Position 1 but nearer to the road.

The noise levels observed at all locations indicate that the main noise source relates to traffic on the existing roads. The roads are significantly nearer to Northcote Manor than the outdoor arena.

In order for traffic noise levels to increase by even a small amount, the traffic flows would need to increase by a significant amount. The Traffic Statement provided by SK Transport does not support a significant increase in traffic flow.

Although the acoustic report mentions that August is the 'busy' time – no idea of the frequency of events is given. It states that the 'show jumping clinic' can be regarded as representative of what will occur under the proposal though again no numbers of people / horses are detailed and compared to the numbers expected under the proposals. For example, it is unclear if a PA system was used at this event.

We understand that the 'Showjumping Clinic' is the activity most representative of future proposals that Northcote Stud Farm are currently permitted to undertake.

A PA System was not used, as it is not currently permitted. A specific assessment and noise limit was provided within our report to allow for future use of a PA System if necessary.

More importantly, no assessment has been made of the impact of the proposal upon the external amenity areas of Northcote Manor. The site benefits from an extant planning permission (Ref: 3/2009/0133P) currently subject on an application to extend it (Ref: 3/2012/0332) which includes a proposal for a new bedroom block close to the northern boundary with Northcote Stud. The northern gable of the bedroom block will have an external decking/patio area, a hot tub area and apartment windows looking towards Northcote Studs land. No reference at all is made to the potential impact upon this new building which it is expected will commence in the next year or two. In lieu of any evidence to the contrary, my clients are of the firm opinion that these application proposals would fatally harm the viability of this ambitious plan for Northcote Manor which has previously been fully endorsed by the Borough Council.

Although their and our planning applications appear contemporaneous, we were unaware of their proposals at the time of our noise survey and assessment.

Similarly, they may not have taken account of Northcote Stud Farm's proposal: we query whether an assessment been made of the noise impact from the proposed construction and operation of this bedroom block on the amenity of Northcote Stud Farm.

The noise levels observed during our noise measurements indicate that the main noise source relates to traffic on the existing roads. Therefore by responsibly protecting the Northcote Manor residents within the proposed new bedroom block from road traffic noise, they will also be protecting them from other, more distant, noise sources.

Our client will have concerns relating to the possible increased use of the Northcote Manor Helipad following the completion of the 'ambitious' plan and the effects on Northcote Stud Farm's valuable livestock.

FILE REF
DATE

P2004588/(COR)U002
25/06/12

Yours sincerely
for BDP Acoustics

A handwritten signature in black ink, appearing to read 'P. Edwards'.

Paul Edwards
Senior Acoustic Consultant
paul.edwards@bdp.com

APPENDIX 2

Craig Bancroft Esq.
Northcote Manor
Northcote Road
Langho
Blackburn
Lancashire
BB6 8BE

Our ref ESK/CB/

By Post

Peter House
Oxford Street
Manchester
M1 5AN

+44(0)7971 871 286
www.euankellie.co.uk

8 June 2012

Dear Mr Bancroft,

Planning Applications Submitted on Behalf of Northcote Stud Farm (References: 3/2012/0335 and 3/2012/0336)

We write on behalf of our clients Janet and Richard Mizon in respect of the above planning applications, submitted to Ribble Valley Borough Council for determination on 5 April 2012.

We are in receipt of a copy of the letter of objection prepared by JWPC Limited on your behalf (ref: PT/12/L/071; dated 11 May 2012).

We – and our clients – have reviewed your letter and have noted your concerns.

With this background in mind, would it be possible to arrange a meeting with you, at a convenient location, to discuss our clients' proposals in more detail?

Next week my availability is as follows:

- Tuesday 12 June (until 11am).
- Wednesday 13 June (after 2pm).
- Friday 15 June (after 10.30am).

I am then away on annual leave week commencing Monday 18 June, returning to the office on Monday 25 June. If this week is more suitable for you then please do let me know what dates and times would be appropriate.

We look forward to hearing from you.

Kind regards.

Yours sincerely,

Euan Kellie MRICS MRTPI
euan@euankellie.co.uk

APPENDIX 3

Northcote Stud Farm: Meeting with Northcote Manor

Friday 20 July 2012, 2pm

northcote

Introductions

- Euan Kellie

EuanKellie
property solutions

- Michael Kitching

SK TRANSPORT PLANNING
TRAFFIC TRANSPORT HIGHWAYS

- Richard Mizon



Meeting Objectives

1. Discuss key issues set out in letter:
 - Reason for applications
 - Events currently held at Northcote Stud
 - Osbaldeston Riding Centre
 - Identify appropriate conditions
2. AOB and Next Steps

Reason for applications

- Viability
- Two applications:
 - One to remove Unilateral Undertaking
 - One to enable the imposition of additional conditions – ensure flexibility

Events currently held at Northcote Stud

- Currently hold 2 x events per week (104 p/calendar year)
- Two event types (one of each per week):
 - Dressage training
 - Show jumping
- Hours of operation: 12pm – 8pm
- Scale of activity – same as holding competitive events
- Difference: not awarding prizes
- Each event attracts up to 50 horse boxes (under 7.5 tonnes)
- Approx. 150 people per event – spread throughout day
- No highways impact

Osbaldeston Riding Centre

- Not comparable:
 - Significantly larger (e.g. 90+ stables for liveries; 2 no. indoor arenas; and, restaurant and bar facilities)
 - Further from A59
 - Access through residential area
- Not aware of any planning controls (first permission in 1987 – understand has been in operation since 1960s)

Identify appropriate conditions

- 2007 Planning Permission – few restrictions
- Recognise concern: how “develop over time”
- ‘Section 73’ Application – identify additional controls:
 - No more than 120 events held per calendar year (take account of poor weather)
 - Tannoy system (and hours of operation)

AOB and Next Steps

Northcote Stud Farm: Meeting with Northcote Manor

Friday 20 July 2012, 2pm

northcote

APPENDIX 4



Euan Kellie <euankellie@gmail.com>

Northcote Stud Farm

Euan Kellie <euan@euankellie.co.uk>

2 August 2012 15:33

To: Craig Bancroft <Craig.Bancroft@northcote.com>

Cc: Richard Mizon <mizonra@aol.com>, ptunstall@jwpc.co.uk, schecketts@mayerbrown.co.uk, Michael Kitching <michael.kitching@sktransport.co.uk>

Dear Craig,

It was good to meet you, Nigel, Paul and Stephen on Friday 20 July at Ewood Park, Blackburn - thanks again for your time.

We hope our presentation was of use and has provided you with some clarity with regards to Richard and Janet's proposals at Northcote Stud Farm.

Have you had an opportunity over the past week or so to consider the proposed planning conditions we presented at the meeting (limiting the number of events per year to 120 and the use of a tannoy system) ?

As discussed, we would like to progress matters with officers as quickly as possible so the applications can be determined at the September Planning Committee.

With this in mind can you come back to us with your thoughts by lunchtime on Monday next week (6 August)?

We look forward to hearing from you.

Kind Regards,

Euan

++ We are delighted to announce the launch of 'Capitalise' - please visit www.capitalise.eu for more information ++

Euan Kellie MRICS MRTPI

Euan Kellie Property Solutions
Peter House, Oxford Street, Manchester, M1 5AN

Mobile. +44 (0) 7971 871 286 | Email. ewan@euankellie.co.uk |
Fax. +44 (0) 161 209 3001 | Web. www.euankellie.co.uk |
Book. www.rebuildingmanchester.co.uk | LinkedIn. <http://tinyurl.com/euankellie>

Our e-mail disclaimer can be found at www.euankellie.co.uk

APPENDIX 5

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: 11/01181/FUL

To:
Mr David Kinsella
C/o Mr Richard Silson
4 St James Terrace
Buxton
Derbyshire
SK17 6HS

Location of Development:

Beaver Hall Equestrian Centre Ashbourne Road Bottomhouse Leek Staffordshire

Description of Development:

Change of use of equestrian centre to mixed use as equestrian centre, camping/caravanning (including provision of hard standing for 5 caravan pitches and up to 12 'camping pods') and occasional use for non-equestrian events.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above in accordance with plans ref: 001; 002(A); 003(A); 004(A); subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The use of Beaver Hall Equestrian Centre, for the purposes of holding competitive events shall be limited to no more than 150 days in total in any calendar year.

Reason:- In the interests of neighbour amenity.

3. Notwithstanding the provisions of Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), Beaver Hall Equestrian Centre shall be used only for the purposes specified in the terms of this planning permission and for no other reason.

Reason:- In the interests of neighbour amenity.

4. The use of the site for the occasional non-equestrian events, which form part of the mixed use approved by this planning permission, shall be defined as any temporary use of Beaverhall Equestrian Centre that would normally be permitted by Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 1995 if it were not for the terms of condition number 3 of this planning permission. The use of Beaverhall Equestrian Centre for these non equestrian events shall be limited to a total of 6 days in any calendar year. Prior to any use of Beaverhall Equestrian Centre for the purposes of these non equestrian events (the Use) the District Council shall be notified in writing at least 14 days in advance of the Use taking place and the Use shall not proceed unless the District Council has given its written approval. For the avoidance of doubt such occasional non-equestrian events shall not include activities such as, but not limited to, music events, events using motor vehicles.

Reason:- In the interests of neighbour amenity.

5. Within 1 month of the date of this decision, details of the current tannoy/PA system shall be submitted to and approved in writing by the Local Planning Authority. It shall only be this approved system that is used for the purposes of public address/announcement/playing of music or any other sound, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interests of neighbour amenity.

6. The system approved in condition number 5 above shall only be used between the hours of 7 am and 6pm unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interests of neighbour amenity.

7. Any amplified sound system used in connection with this permission shall be, within 2 months of the date of this decision, installed with a suitably calibrated noise limiter, so as to prevent the transmission of noise and vibration into any neighbouring premises. Within 1 month of the date of this decision written details of this noise limiter should be submitted to and approved by the Local Planning Authority.

Reason:- To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.

8. Any noise emitted from the premises must not result in the background noise level (L90) being exceeded by more than 5 dBA when measured and corrected in accordance with BS4142:1997.

Reason:- To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.

9. No floodlighting shall be used at the site at any time.

Reason:- In the interests of amenity.

10. The development hereby permitted shall not be commenced until details of the existing and proposed levels across the site (where the camping 'pods' are to be placed) and relative to adjoining land shall be submitted to and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority.

Reason:- In order to ensure the satisfactory appearance of the development.

11. In accordance with approved drawing reference number 004 the area labeled as 'proposed caravan site' and coloured green shall be restricted to a total of 5 touring caravans at any one time and shall not include static caravans.

Reason:- In the interests of visual amenity.

12. The number of camping 'Pods' shall be limited to a maximum of 12 and, in accordance with approved drawing reference number 004, shall be restricted solely to the area coloured green and labeled as 'proposed camping area to include tents and pods' and nowhere else within the Beaver Hall Equestrian Centre site.

Reason:- In the interests of visual amenity.

13. The area labeled as 'Area for general camping' and coloured green on drawing number 004 shall be used solely for the pitching of tents and at no time shall be used for the siting of touring, mobile or static caravans, camping 'pods' or static structures.

Reason:- In the interests of visual amenity.

14. Prior to first use of the land coloured green on drawing reference 004 and labeled as 'area for general camping' or 'proposed camping area to include tents and pods' a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall provide for the planting of suitable native species hedgerows and trees, in order to establish screening of the proposed caravan, camping pod and camping tent areas. The submitted landscaping scheme shall include full details of

proposed planting locations, species, planting sizes and numbers/densities, the scheme shall then be implemented in accordance with the approved details and retained for the lifetime of the development.

Reason:- In the interests of visual amenity.

15. The landscaping scheme approved under Condition number 14 shall be fully implemented before the end of the first available planting season (November to February inclusive) following commencement of the development hereby approved. The trees and hedgerows so planted shall be properly maintained for a period of five years and any which within this period are removed, die, become diseased or otherwise fail to establish shall be replaced. The trees and hedgerows so planted shall thereafter be permanently retained.

Reason:- In the interests of visual amenity.

16. The existing field hedgerows along the Ashbourne Road boundaries of the Beaver Hall holding shall be permanently retained, and shall be managed so that at no time are they cut, pruned or trimmed to a height of less than 2m above the adjacent road carriageway level, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity.

17. Before the proposed development is brought into use the access shall be:

- a. widened to a minimum of 7.3m wide for a minimum distance of 46m rear of the carriageway edge,
- b. shall be surfaced in a bound material for a minimum distance of 12m rear of the carriageway edge and
- c. shall be constructed with 8m radius kerbs on both radii

all in accordance with details to be first submitted to and approved in writing by the Local Planning Authority which shall thereafter be retained for the life of the development.

Reason:- In the interests of highway safety.

18. The camping pods hereby approved shall not be constructed until samples and details of the types and colours of all materials including the hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure that the external appearance of the development is satisfactory.

19. Prior to the commencement of development an area of grassland at least equal in area to that which is to be developed shall be selected from within the farm and dedicated for a programme of species enhancement by means of green-hay species introduction in accordance with a spring/summer time ecological survey and grassland species diversification plan to be submitted to and approved in writing by the Local Planning Authority. The approved programme of species enhancement shall begin in the first summer following the completion of development.

Reason:- To promote and enhance biodiversity in accordance with the National Planning Policy Framework.

20. Within the area approved by this application for camping and caravanning (including the areas to be used for the siting of the camping pods) there shall be no means of external illumination fixed to any wall, ground surface, structure or camping pod unless they are part of a scheme that has been submitted to and approved in writing by the Local Planning Authority.

Reason: - In the interests of countryside and neighbour amenity.

21. The development hereby permitted shall not be commenced until samples and details of the types and colours of all hardstandings associated with the caravans and camping pods have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason:- To ensure that the external appearance of the development is satisfactory.

22. Prior to the commencement of development details of toilet and shower facilities shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason:- In the interests of amenity.

23. Prior to the commencement of development details of a designated external storage area within the Beaver Hall site complex shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason:- In the interests of visual amenity.

Informatives

1. Policies N8, N9, B13, T14 and R19 of the Staffordshire Moorlands Local Plan, policies E11A, E12, NC1, NC2, R3, D4 and TC5 of the Staffordshire and Stoke on Trent Structure Plan, policies R1, SS6c and T1 of the Core Strategy Revised Submission Document (2011) and the recently published National Planning Policy Framework have all been taken into consideration during the determination of the above application. It is considered that the proposed development is acceptable in principle. In the interests of neighbour amenity, visual impact and Highway safety matters, the addition of suitably worded conditions are considered reasonable and would satisfy planning policies which give support to economic growth and the expansion of businesses within rural areas.

2. The access works shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Minor Works Information Pack and an application form. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire ST16 2DH. (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

3. The Public footpaths crossing and near to the site (Footpath number 32 and footpath number 33) must remain unobstructed and fully available for public use, before during and after the period that the approved development takes place and the surfaces of the public rights of way must remain undisturbed unless otherwise agreed in writing by Staffordshire County Council's Public Rights of Way section.

4. The applicant is advised that the following applications are superseded upon implementation of this planning permission:

- 04/01267/FUL
- 04/00729/FUL
- 02/00701/FUL
- 00/00908/FUL

Signed on behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.