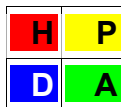


**Erection of American barn style Stable Block, and change of use of land  
to form outdoor riding arena. Kitchens, Cross Lane, Talbot Bridge,  
Bashall Eaves, Clitheroe BB7 3NA**

(Resubmission)

## **Planning Statement**



**July 2021**

**Prepared by Hartley Planning and Development Associates Ltd**

## Introduction

The following statement is a resubmission of planning application ref 3/2020/0482 which was refused on 28 August 2020 for the following reasons: -

- 1 *The proposal would result in a significant incursion of built form into an undeveloped area of open countryside within the Forest of Bowland AONB, which is physically detached from other development. The proposal, due to its location, scale, required access improvements and associated paraphernalia would have a harmful impact on landscape character with no justification or demonstrable public benefits that would outweigh this harm. The proposal would fail to conserve or enhance the AONB and is therefore contrary to policies EN2, DMG1 and DMG2 of the Core Strategy.*
- 2 *The site adjoins a biological heritage site, Braddup Wood South and the proposal would potentially result in habitat fragmentation. The application fails to include a proper assessment of the proposal's impact on biodiversity, proposed enhancement or how any losses would be mitigated. The proposal is therefore contrary to policy EN4 of the Core Strategy.*
- 3 *The proposed means of access is inadequate for the development proposed. In its current form the proposal will have potential implications for highway safety and conflicts with policy DMG1 of the Core Strategy.*

## The Main issues

The main issues are the effect upon (i) the character and appearance of the area (ii) the biological heritage site, Braddup Wood South and (iii) the proposed means of access.

### *Character and appearance*

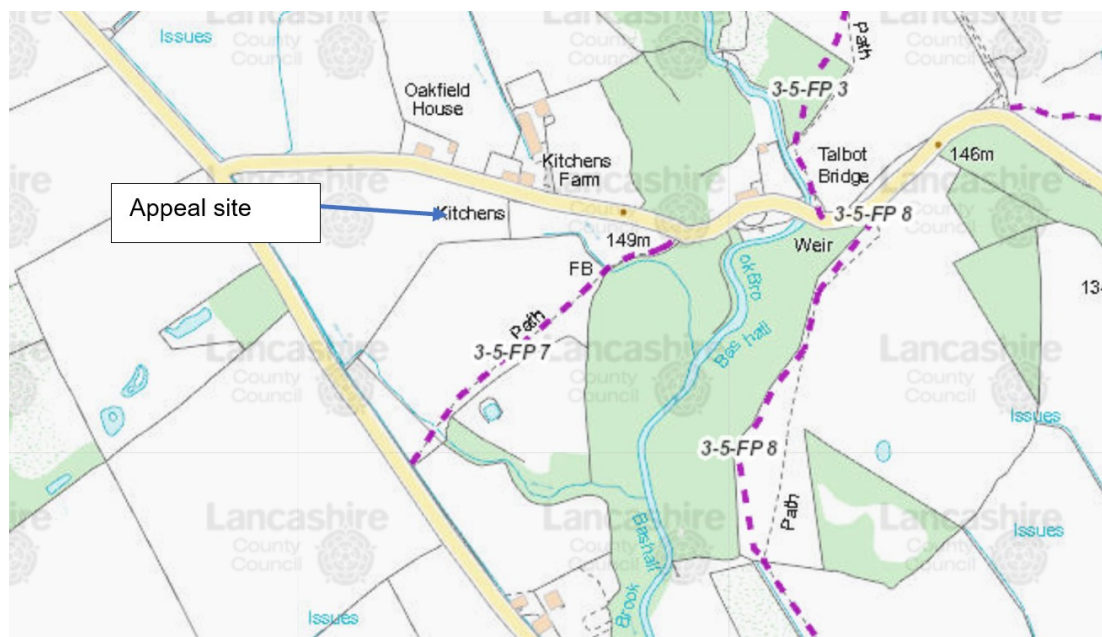
The proposed development would be located in a field used for the grazing of horses and adjoining the public highway. The site lies within the Forest of Bowland Area of Outstanding Natural Beauty (AOANB). Mature hedging borders the field against the highway and the proposed development, by its limited height, would have an insignificant effect on the character and appearance of the area when seen from the road.

Photo of hedging against the road: -



The recommended conditions of the highway authority when considering the earlier, identical proposal under ref 3/2020/0482 (See later) would not alter the above in any significant way.

Moreover, the proposed development would have a limited visual impact when seen from public footpaths: -



Footapath No 7 is some way from the application site: -



In addition, manures and stabling, as proposed, are a very common feature in rural areas, including within the AOANB, would not be regarded by the vast majority as either alien or incongruous in the landscape.

In view of the nature of the proposal, its limited height, screening from the highway and its distance from the nearest footpath, the proposed development would not adversely affect the character and appearance of the AOANB and would therefore accord with policy EN2 of the Ribble Valley Core Strategy 2014 (CS) which aims to protect and conserve the AOANB by ensuring that development is in keeping with the character of the landscape. It would be consistent with CS policy DMG1 where proposed development must be sympathetic to the existing land uses in the area, and with CS policy DMG2 in that it would meet the criterion of a small-scale recreational development which would be appropriate to the rural area.

### *Biological heritage site, Braddup Wood South*

The application site is an open field used for grazing purposes and is at some distance from the Braddup Wood South biological heritage site (BHS) (where its description as a wood denotes its very different character and location, away from the application site.

The proposed development is sufficiently far away from the BHS (and separated by a public footpath) so as not to have any adverse impact upon it. Therefore, the proposed development would not contradict the aims of CS policy ENV4 which seeks to conserve and enhance the area's biodiversity. It would not lead to any fragmentation of the BHS or to the isolation of natural habitats.

### *Means of access.*

While the previous application ref 3/2020/0482 was refused on the basis of highway safety, this was not the opinion of the highway authority which raised '*no overriding objection to the principle of applicant proposals*' and recommended the inclusion of the following condition: -

*'The proposed access from the site to Kitchens Cross Lane shall be constructed to a (minimum) width of 5.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the carriageway.*

*Reason: To enable towed vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users'.*

We would accept such a condition, in which case the proposed development would accord with CS policy DMG1 which seeks to ensure that safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

### **Conclusion**

The proposed development, by its limited size and height and the screening effects of border hedging, would have a minor impact upon the character and

appearance of the AONB. Moreover, it would involve development which is common and accepted within a rural area and within the AOANB itself.

It would be sufficiently remote from the BHS so as not to harm it by either proximity or fragmentation.

The highway authority has previously indicated that it has no objection in principle to the proposed development and we would accept its previously recommended condition.

For all of the above reasons, we ask that the application be approved.