

**Supporting Planning, Design &  
Access Statement**

**Land at Mytton Fold Golf Club  
Whalley Old Road  
Langho**

**October 2021**

**Statement prepared by:**

**Russell Adams  
MSc, BA Hons, MRTPI**

**On behalf of Emma Maher**

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**For and on behalf of Emma Maher**

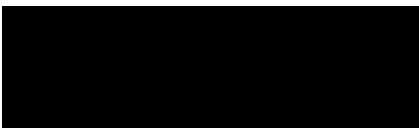
**Supporting Statement**

**Land at Whalley Old Road, Langho**

**October 2021**

**Ref: 2021- 36a**

Approved by:



**Russell Adams - Director**

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## 1.0 Introduction

- 1.1 This Statement has been prepared by Adams Planning + Development Ltd (hereafter referred to as 'APD') on behalf of the landowner, Emma Maher, in support of a full planning application for the following form of development:

***“Change of use of land including the extension of existing access track, installation of fencing, planting and shelter to provide dog day care area and halfway house for Golf Course with associated, infrastructure with ancillary facilities.”***

### Planning Application Information

- 1.2 This full planning application is supported by the following information:
- A Covering Letter
  - Planning Application Form & Fee
  - A Site Location / Block Plan (Drawing No. RA-2158-03)
  - A Proposed Site Plan (Drawing No. RA-2158-01)
  - Proposed Floor Plan and Elevations (Drawing No. RA-2158-02)
- 1.3 A full review of the submission documents is provided in the analysis of the development proposals and the Environmental Considerations section of this Statement.

### Site and surroundings

- 1.4 The plot of land measures 2.1 acres and is situated directly north of Whalley Old Road. The land has been owned by the applicant's family for in excess of 100 years. It was originally used as farmland but is now best described as being excess land belonging to the Golf Club.
- 1.5 We have enclosed an aerial of the site in Figure 1 below. The land slopes gradually downwards from Whalley Old Road on the south side and comprises of open grassland that is accessible from an existing field entrance. The site itself is currently an area of unused scrubland and the feeling is that the proposed venture will better manage the local landscape, improve its appearance and environmental contribution.
- 1.6 The site is very well screened from Whalley Old Road by an existing band of mature trees that prohibits any nearby public view of the land. The land to the north and east belongs to Mytton Fold Golf Club which is owned by the Applicant's wider family. The land to the west is farmland that is well screened from the proposed new dog exercise area. The nearest residence is approximately 1 mile away.



*Figure 1 – Aerial photograph of application site and surroundings*

- 1.7 The site has been purchased by the Applicant from her grandma who has communicated her full support to continue and diversify their farming tradition and develop a sustainable business that sits well within the local environment and offers a valuable service to the community.

## 2.0 Development Proposals

- 2.1 The proposed dog day care area and halfway house is located on the south western corner of the Golf Course due to it being at the furthest point away from the main Club House, where Members are most likely to need to stop and refresh themselves, and due to it being the most suitable location for the dog day care facility.
- 2.2 The location has been specifically chosen as it utilises an existing access point onto the land that has good visibility splays in both directions. The land is very screened and provides a sheltered and private position a good distance away from the nearest residential property and/or noise sensitive receptors, as well as being the most logical location for the halfway house given that it is located directly adjacent to the tee box of the 13<sup>th</sup> hole of the Golf Course.
- 2.3 The dog day care centre has a 2 acre (approx.) area of land that reutilises redundant Golf Course land that is fenced off using agricultural style post and wire fence to provide a controlled exercise environment for the dogs.
- 2.4 The Applicant has worked locally at other dog day care businesses within a 5 mile radius but has noted that all local providers are fully or over booked, and none cater for the more timid and/or unsociable dogs that need to exercise in a controlled space and a gentler environment. These types of dogs require a controlled rural location that they can become familiar with, with the Applicant strictly limiting the number of dogs per day to provide a valuable service to the community. Being able to offer a facility with the highest environmental accreditations will be a cornerstone of the proposed business. With regard to the environment, 75% of dog waste will be composted from day 1 (the other 25% managed by using the existing waste management company contracted with the golf club) and full use will be made of rainwater harvesting for showering the dogs. As the business grows, investments will be made into other 'green technologies' to further lower the footprint of the facility.
- 2.5 The dogs will be picked up and dropped off by the Applicant from their owners homes within her specially adapted van in the morning and looked after and exercised at the land during the day, during normal working hours (i.e. between 9am and 5pm Monday to Friday). As such, there will only be one vehicle in and one out per day. The day care will cease operation over the weekends in order to ensure that there is no potential conflict with the Golf Club's Golf Competitions that are held during the weekend. At weekends the shelter will be used as a 'half way house' by the Golf Club for Members wishing to take a break and refresh themselves during their round of golf. Provisions will be limited to packaged snacks and drinks provided by the Golf Club management.
- 2.6 The proposed exercise area requires the erection of a 2 metre agricultural post and wire stock fencing to provide a secure environment and the extension of the existing access track using the same gravel/crushed MOT material that is used by the Golf Club for the pedestrian and buggy routes around the wider Golf Course. There is a small-gravelled area on the eastern side of the shelter to enable the Applicant to park and turn her van to enable access and egress in forward gear.
- 2.7 The Proposed Plans and Elevations Plan illustrates that the building measures 11m x 3.6m in area and a maximum 2.7 metres in height with a shallow corrugated roof. The enclosed photographs of the field shelter (see **Appendix A**) serve to illustrate that the shelter is modest in scale. The stained timber 'agricultural' appearance is very in keeping with the rural setting and will blend into the hill side when viewed from the only distant viewpoint of the land (i.e. to the north), with the building being screened from public view by the surrounding landscape

given the raised mature treeline that runs along Whalley Old Road to the south and the neighbouring field to the west.

- 2.8 The Proposed Site Plan introduces some additional native tree planting on the existing western boundary to reinforce the existing treeline to completely screen the site from the west. The Applicant has introduced some additional native tree planting along the eastern and north eastern boundaries to further limit distant views of the field shelter.
- 2.9 The applicant has also introduced a 1.5 metre high Pro-Tec Brown Privacy Screen netting along the northern and eastern boundaries to remove inter-visibility between the golfers and the dogs exercise area when it is being used during the day to exercise dogs. This will remove the potential for any nervous or excitable dogs being disturbed by the golfers and/or vice versa.
- 2.10 The Applicant will initially run the dog day care/exercise area herself but based upon sound market research, it is envisaged that Emma should very quickly be in a position to hire an apprentice from the local area to assist collecting and dropping off dogs to customers as well as helping with the feeding and exercising of the dogs during the day. The Applicant is keen to limit the maximum number of dogs to 16 dogs on site at any one time, and either the Applicant and/or a staff member will always be present when dogs are on site.
- 2.11 We have enclosed a letter of support from both the Applicant's grandma (see **Appendix B**) who owns both Mytton Fold Golf Course and Farm, and the Managers of Mytton Fold Golf Course (see **Appendix C**) that outline the need for the family to diversify the use of the landholding, with the proposed dog day care centre and halfway house seeming a very logical and appropriate use given the demand for each use and the considered approach the Applicant is taking in this instance.

## 3.0 Planning Policy Considerations

- 3.1 Paragraph 2 of the National Planning Policy Framework (NPPF, February 2019) identifies that decisions on planning applications “*must be made in accordance with the [development] plan unless material considerations indicate otherwise.*”
- 3.2 The ‘Development Plan’ for Ribble Valley Council is the Core Strategy that was adopted in December 2014. The Core Strategy sets out the strategic planning policy framework to guide development in the borough up to 2028. It also includes development management policies to assist in the determination of individual planning applications. There is not currently a Neighbourhood Plan for the Billington and Langho Ward.
- 3.3 We have set out a summary of the key local and national planning policy and guidance of relevance to this planning application below.

### Local Planning Policy

- 3.4 The Core Strategy sets out the Development Plan policies for the Ribble Valley area and contains both Strategic and Development Management policies.

#### **Strategic Policies**

- 3.5 The Core Strategy contains the following Strategic Policies of relevance to the proposals:

**KEY STATEMENT EN1: GREEN BELT identifies that:**

*The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.*

**KEY STATEMENT EN2: LANDSCAPE identifies that:**

*The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

*The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.*

*As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*

**KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY identifies that:**

*The Council will seek wherever possible to conserve and enhance the area’s biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.*

**Development Management Policies**

- 3.6 The purpose of the Development Management Policies is to provide a mechanism to help implement the Core Strategy to attain the vision and objectives that have been identified. They help inform the decision on planning applications which will be the principle means of ensuring the successful delivery of the strategy.
- 3.7 The Core Strategy contains the following Development Management Policies of particular relevance to the proposals:
- 3.8 POLICY DMG1: GENERAL CONSIDERATIONS identifies that:

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST: DESIGN BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.

BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.

CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.

USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.

THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

**ACCESS**

CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.

ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.

3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS. AMENITY

NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.

PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.

HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.

CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

**ENVIRONMENT**

CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.

WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.

ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.

ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.

ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

#### INFRASTRUCTURE

NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.

CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

#### OTHER

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

3.9 POLICY DMG2: STRATEGIC CONSIDERATIONS identifies that:

DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.

THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.

THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

- 3.10 POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY identifies that:

PROPOSALS THAT ARE INTENDED TO SUPPORT BUSINESS GROWTH AND THE LOCAL ECONOMY WILL BE SUPPORTED IN PRINCIPLE.

### National Planning Policy

- 3.11 The latest iteration of the National Planning Policy Framework (NPPF, July 2021) is the up-to-date statement of the Government policy in relation to planning matters nationally and is a 'material consideration' in decision making given that it post-dates the adoption of the Core Strategy and is, therefore, the most up-to-date planning policy guidance.

- 3.12 The NPPF identifies that:

*"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."*

*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) an environmental objective—to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

*Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."*

3.13 Paragraph 11 identifies that:

*“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

3.14 Paragraph 38 of the NPPF identifies that:

*“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.*

*Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

3.15 Paragraph 80 of the NPPF identifies that:

*“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”*

3.16 Paragraph 84 and 85 of the NPPF are particularly relevant to this planning application. They identify that:

*“Planning policies and decisions should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

*Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*

3.17 Paragraph 120 of the NPPF identifies that:

*“Planning policies and decisions should encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.”*

3.18 Paragraph 130 identifies that:

*“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

3.19 Paragraph 132 of the NPPF identifies that:

*“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”*

3.20 Paragraph 138 of the NPPF identifies that:

*“Green Belt serves five purposes:*

*a) to check the unrestricted sprawl of large built-up areas;*

*b) to prevent neighbouring towns merging into one another;*

*c) to assist in safeguarding the countryside from encroachment;*

*d) to preserve the setting and special character of historic towns; and*

*e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

3.21 Paragraph 145 of the NPPF identifies that:

*“Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide*

*opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”*

3.22 Paragraph 147 and 148 of the NPPF clarify that:

*“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*

3.23 Paragraph 149 of the NPPF identifies that:

*“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are....the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.”*

## 4.0 Planning Policy Analysis

- 4.1 The proposed dog day care facility and halfway house is located in an Open Countryside and Green Belt location.
- 4.2 The proposed introduction of the dog day care facility and halfway house are appropriate when assessed against Policy EN1 of the Local Plan and Paragraph 145 of the NPPF which identify that the development of new buildings will be limited to the development of new buildings for essential outdoor sport (i.e. such as golf) and recreational uses (i.e. such as the dog day care facility) which preserve the openness of the green belt and do not conflict with the purposes of the green belt.
- 4.3 Paragraph 138 of the National Planning Policy Framework outlines the purposes of the Green Belt, and it is apparent that the proposals do not conflict with any of the identified purposes. The proposals do not lead to urban sprawl, lead to convergence of settlements, unacceptably encroach into the open countryside, affect the setting or character of a historic town and/or compromise urban regeneration objectives of the Council.
- 4.4 Both the dog care facility and the halfway house provide facilities for land based businesses that are dependent on a rural countryside setting away from built up areas. Paragraph 145 of the NPPF encourages local planning authorities to plan positively to enhance the beneficial use of Green Belt areas, *“such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”*
- 4.5 The proposed dog day care centre and halfway house provide increased opportunities for access to the countryside location in a well screened area and provide additional native tree landscaping that will enhance the landscape and biodiversity of the site in line with Policies EN2 and EN4 of the Local Plan, The proposals will improve the visual amenity of the area by reusing an area of scrubland for more fitting uses that will improve the Golf Club Members experience as well as offering a dog care service that is currently uncatered for in this area of the Borough.
- 4.6 The proposals accord with Policy DMB1 of the Local Plan as they will enable the Applicant to grow her business in a controlled manner on excess land that been diversified from the Golf Club which has belonged to her family for many generations, thus providing organic growth in a sustainable way that will have no discernible impact given the considered business model limits dog numbers and minimises traffic movements to/from the site to one vehicle per day.
- 4.7 The sensitive design and low impact nature of the building will ensure only very moderate impacts upon the openness of the Green Belt that are clearly outweighed by the demonstrable recreational, social and community benefits that will ensue from the new facilities. Adams Planning & Development can provide numerous examples of new recreational and sporting facilities that have been approved in Green Belt locations, with the proposals that are the subject planning application being very modest in comparison.
- 4.8 The Applicant has provided a number of planning controls (see section 5.0 below) in order to ensure that the site will be managed in a sensitive manner and deliver community infrastructure without compromising neighbouring amenities. The proposals will provide necessary community infrastructure that is dependent upon a rural location in a suitable and accessible location that will provide multiple economic, social and environmental benefits. The whole ethos in what Emma wishes to achieve as Director of Valley View Pet Services is

a caring, sustainable and environmentally conscious business that benefits the local community.

- 4.9 Accordingly, we urge the Council to approve the proposals in accordance with the NPPF's presumption in favour of sustainable development.

## 5.0 Planning Controls

- 5.1 The owner of the Valley View Dog Day Care facility is keen to ensure that appropriate safeguards are inserted to give Golf Club the necessary assurance that the dogs will not interfere with the enjoyment of the Golf Club facilities. Indeed, by keeping dog numbers small and controllable, is a safeguard in itself and paves the way for a 5-star environmental accreditation for a well-managed enterprise.
- 5.2 This section provides the details of recommended planning conditions that have been put forward by the Applicant in order to ensure that there is no conflict between the two uses.
- 1) A standard planning condition listing the approved plans and technical documents that accompany this planning application (see list in Section 1.0 above).
  - 2) The dog day care facility shall only be open for use between 09:00 and 17:00 Monday to Friday.
  - 3) No more than 16 dogs shall be kept site at the dog day care facility any one time.
  - 4) There shall always be at least one member of staff present at the dog day care facility when open.
- 5.3 Adams Planning and Development will liaise with the Council's Planning, internal and statutory consultees during the course of the determination of the subject planning application in order to discuss further suitable and/or necessary planning conditions in order to ensure a satisfactory standard of development.

## **6.0 Appendices**

**Appendix A – Photographs of Field Shelter**

**Appendix B – Letter of support from Mytton Fold Farm**

**Appendix C – Letter of support from Mytton Fold Golf Course Management**

## Photos of Field Shelter



Mytton Fold Farmhouse

Whalley Road

Langho

To whom it may concern,

As a family, along with my [REDACTED] we have farmed and developed the wider area encompassing Mytton Fold Golf Club and Mytton Fold Farm Hotel for over 100 years.

It was a great loss to have the hotel fall into liquidation but more latterly my thoughts have turned to ensuring the legacy of all that hard work is not eroded further. I feel the golf club is in safe hands with my [REDACTED] managing the day-to-day operations and I'd like to offer my full support to my [REDACTED] in her proposed doggy day care business.

I am passionate about ensuring the sustainable future of the land for the wider benefit of the local community and when Emma approached me with her business plans using a derelict plot of land, I thought it was a great way to diversify and build a sustainable business which will benefit the golf club and the wider community in offering employment opportunities.

Emma has since bought the said piece of land and developed a plan that sympathetically and carefully looks after the local environment while providing local employment opportunities for herself and others. I wish her every success with the proposed business and only see it as beneficial to all concerned.

Yours Sincerely,

[REDACTED]  
Lilian Hargreaves

Owner, Mytton Fold Golf Club



# MYTTON FOLD GOLF CLUB

To whom it may concern,

We wish to offer our full support for the proposed doggy day care business situated at the southern end (bordering Whalley Old Road) of our golf course situated at Mytton Fold Golf Club.

As a not-for-profit company with circa 200 members, it's iterative we sustain high membership numbers to ensure we have a viable business. During the summer months in particular, those playing the full 18-hole course have often asked for a 'halfway house' where they can take on board water before completing their rounds. The proposed building for the doggy day care business will not be used at weekends and would make an ideal 'halfway house' adding greatly to the enjoyment of the course for our membership. Indirectly, members with family dogs can have their dogs looked after by the business whilst they enjoy a round of golf.

We have worked closely with the owners of the doggy day care business to ensure its location is discreet and sits well within the local landscape. Indeed, the land for the proposed business has been derelict and unkept for many years. The owners of the proposed business will in fact improve the appearance of the land by properly managing the site, maintaining its openness, and using additional landscaping to ensure better integration with the immediate environment.

We feel done right, the proposed doggy day care business will be an asset to our membership both directly and indirectly and to the wider community. We wholeheartedly give it our full support.

Yours sincerely

Carole and Patrick Maher

Managers, Mytton Fold Golf Club