

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 18 June 2023 11:31  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0216 FS-Case-524786740

**Name:** [REDACTED]

**Address:** [REDACTED]

Lancashire

**Email:** [REDACTED]

**Planning Application Reference No.:** 3/2023/0216

**Address of Development:** Cross Lane Bashall Eaves BB7 3NA

**Comments:** I would like to state my objection to planning application 3/2023/0216 on the following grounds:-  
As with previous applications with this development, it is still to be situated in the same location, i.e. on rising ground, which will be clearly seen from the approaching roads and footpath through the adjacent field and in front of the three properties on the lane,

This development is not of an insignificant scale, land take and could be incongruous to an area of ANOB

Negative impact on the character of the area:

1) A barn situated by the roadside will not be properly screened from the roads by the existing hedges. These hedges are deciduous, so coverage will be much lower in winter months.

2) Our [REDACTED] (including [REDACTED]) have a [REDACTED] the proposed site. This aspect is not screened by hedging and as the building now protrudes into the field for over 15m this now impacts even more.

3) A 60m x 20m manège, which the plan would suggest when in relation to the size of the building (or is it 60ft x 20ft as shown on the plan) is much larger than others in the area, therefore it would be incongruous in the landscape. It is not necessary to have such a large arena to exercise or train horses that are ridden for recreation. We also question the construction plan of railway sleepers when the ground falls away from the building by 1.34m

4) Surfaces: having compacted hard core track as the only means of supporting vehicular access and no permanent surface around the stable block, small areas of grass around the manège and access points to fields suggests that the entire installation will be very difficult to maintain and to keep neat and tidy, aggravating its negative visual impact on the area. Note should be taken of how a surface will stand up to frequent use by vehicles and animals in the rainy climate of the Ribble Valley.

5) An uncovered muck store will bring a negative visual impact as well as introduce unpleasant smells and allow rainwater to degrade the muck and turn it into effluent which can then overflow and run into the dyke just below which will run into Bashall Brook causing pollution.

6) Notwithstanding boundary landscaping, and due to the strong open and undeveloped feel of the immediate landscape, the building would be read as a prominent and incongruous addition, reducing the spatial qualities of the area. Not only would this result in harm to the character and appearance of the countryside, but also the special qualities of the AONB'.

Increased demands on drains and dykes:

Introducing 1200sqm of manège surface and a roof of 135sqm to an area that was previously pasture will result in rainwater draining much more quickly into the roadside dyke on Cross Lane, as less water will be able to soak through into topsoil. We are concerned that this will cause the dyke on Cross Lane to fail and cause localised flooding. The three main dykes from the nearby wetland and all the dykes from what was Kitchens Farm flow into the dyke on Cross Lane and this unmaintained dyke is already struggling to cope with the flow. It will not be able to cope with this additional strain.

Yours Faithfully



18 June 2023

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 19 June 2023 10:17  
**To:** Planning  
**Subject:** For the attention of Will Hopcroft

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Planning application No. 3/2023/0216

Dear sir,

We write to object to the above planning application for the following reasons:

It is a large development in open countryside which is completely separate from the applicants property.

We believe the fundamental principle for planning in an AONB is that any new development which has a materially adverse impact should only proceed if it satisfies an overriding need. This development seems excessive for one person and the small amount of land owned by the applicant.

The National Planning Policy framework confirms that great weight should be given to conserving landscape and scenic beauty. This development will be very clearly visible from the road to the West and North particularly in the winter months as all the trees are deciduous and will not conserve the landscape.

As the revised plans have moved the proposed development [REDACTED] we are extremely concerned about the smell from the manure heap [REDACTED] and the problems associated with this such as flies and rats.

Also of concern is the safety aspect of large vehicles emerging onto such a narrow country lane which apart from increasing traffic is used by many cyclists, horse riders and walkers.

This development would be contrary to policies DMG1 and DMG2 and contrary to policy EN2.

We hope you will take these objections into consideration when deciding the application.

Yours faithfully,  
[REDACTED]