



23rd August 2023

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam,

PLANNING APPLICATION – WHITE HILL STUD, TRAPP LANE, SIMONSTONE

This letter is written in support of a planning application for a new timber stables building within the White Hill Stud at the above address. This is a retrospective application, and in effect forms a resubmission of a previous planning application on the site that was refused.

A more recent application to vary a planning condition relating to the White Hill Stud site allows for the commercial operation of the stud and stables as an equestrian centre. The previous refusal on the site referenced unauthorised commercial use of the equestrian centre within the delegated report. This use is now the lawful planning use and as this has now been established as a commercial enterprise, the planning application for the stables has now been resubmitted.

The site does not lie within any special landscape area, but is located within the open countryside designation of the Ribble Valley Local Plan. The new stable building is located within the area of the equestrian centre and will function as an isolation stable for horses, as set out in the supporting statement submitted with the application.

The previous application was refused for a single reason:

The proposal, as a result of its siting, size and the accumulation of built form, would lead to inappropriate development in the open countryside which would be injurious to the openness of the area and of detriment to the visual appearance and inherent character of the surrounding countryside without sufficient justification contrary to Policies DMG2, DMG1 and EN2.

Policy DMG1 relates to general considerations, with reference to design, amenity and environment. The proposal would meet the criteria for development outside of a settlement,



being appropriate development in the rural area and connected to an existing local business. The proposals do not impact on the amenity of the surrounding areas and are subservient in scale to the adjacent building.

Policy DMG2 relates to strategic considerations and refers to development within the open countryside, requiring it 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.

Policy EN2 relates to landscape, but specifically areas within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) or which contribute to the setting and character of the area. The application site is not within or related to the AONB. A separate paragraph states that “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, which is similar to policy DMG2.

The character of the site is dominated by the adjacent large stable building of White Hall Stud, which is a timber clad building with slate roof. The proposed stable building subject to this application has been designed to match materials and is connected to the commercial use of the equestrian centre, which highlights that the development is in keeping with the direct local character, and as such, is consistent with policy EN2 and DMG2. The building is not isolated in the landscape, but specifically located close to the main stable building, and within the existing area of the existing stud farm. It is therefore consistent with policy.

The previous reason for refusal considered the development to be injurious to the openness of the area. This is however a term reserved for consideration of development within the green belt, and refusal on this basis would not be supported by policy in the development plan as the site is not within the green belt. Also, the notion of the siting, size and accumulation of built form leading to inappropriate development is itself also not supported by policy, as the term inappropriate development is also a phrase utilised by consideration of sites within the green belt.

The siting, size and design of the proposed building has been considered based on the need and purpose of the building, being a location away from the main stables for isolation purposes. The additional stable is small in size compared to the main stables and arena building. As such, we consider the proposal is consistent with the local policies in the development plan and as such should be approved.

We request that any questions from the Case Officer are directed to us prior to determination, to allow a full consideration of any issues that may be raised.

Yours faithfully,



Stuart Booth MRTPI
Associate