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PLANNING STATEMENT (Incorporating Design & Access Statement and Justification)

Planning Application For:

The creation of a domestic equestrian riding arena

Located at:

Morton House Farm, Kemple End, Clitheroe, BB7
9QY

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Appendix 1

Appendix 2

2.0 Introduction

This planning application has been prepared and submitted on behalf of Mr J and Mrs H Silverwood (hereinafter referred to as the “Applicants”) who live at Morton House Farm, Kemple End, Clitheroe BB7 9QY.

The Applicants property extends to approximately 65.56 hectares (162 acres). When the Applicants purchased the farm, the land was let to a number of farmers on short term agreements. Those agreements ended and the Applicants now manage the land themselves in a Mid-Tier Countryside Stewardship Scheme. Within the scheme, the Applicants are also undertaking a number of capital items that together with the land management options help deliver a broad range of environmental benefits. Their main priority is to protect and enhance the natural environment.

The Applicants are building up a flock of sheep. The Applicants also own three horses which they keep on site. The horses are for their own domestic enjoyment.

Morton House Planning History

The following historic applications have been submitted to Ribble Valley Borough Council:

3/2017/0277 – Conversion of barn to one dwelling including demolition of existing farm buildings.

3/2017/0816 – Conversion of barn to one dwelling including demolition of existing farm buildings.

3/2018/0092 – Discharge of planning conditions relating to the above application.

3/2020/0570 – Amendment to planning application 3/2017/0816.

3/2020/0878 – Erection of an agricultural building for the housing of sheep and storage of agricultural machinery and feed.

3/2020/0879 - Amendment to planning application 3/2017/0816

3/2021/0338 – Variation of Conditions relating to planning application 3/2017/0816

3/2023/0887 – Proposed summer house in rear garden

3/2023/0888 – Proposed stables for three horses

Application Site & Environs

Morton House, yard, stables and land is shown on the Location Plan in Appendix 1. The boundaries of the property comprise mature hedgerows and mature trees. The Applicants’ ownership extends to the south east and west comprising permanent pasture farmland.

Morton House Farm falls within Flood Zone 1 on the Flood Map for planning purposes. This means in any year the land has a less than 0.1% chance of flooding from rivers or the sea.

The Application Site as shown on the plan at Appendix 2 (Site Plan) is circa 172 metres above sea level.

The Need

The Applicants presently own three horses which they keep and ride for their own enjoyment. The horses are domestic animals and riding them forms one of their hobbies and leisure activities. Since the barn was converted, circa 5/6 years ago, all the existing

buildings within the Applicants' ownership have been demolished due to being unsuitable, dilapidated and outdated.

The domestic riding arena is solely for the applicant's domestic use. The proposal will help facilitate the keeping and exercising of horses, that during the summer graze the surrounding farmland and align with other adjoining uses (agriculture). During winter months especially, the domestic riding arena is essential to exercise their horses and to avoid further poaching of the agricultural land when the ground is wet or water logged. All of which is in accordance with animal welfare onsite.

3.0 Proposal

The proposal is for the creation of a modest, domestic equestrian riding arena, incorporating pathways for the Applicant and their horses as well as associated landscaping by way of hedge planting to provide additional screening.

4.0 Planning Policy & Guidance

The Application Site is shown to be located within Ribble Valley Borough Council. The Council adopted the **Ribble Valley Borough Council Core Strategy on 14 December 2014 (2008-2028)**. Ribble Valley Borough Council are in the process of drafting a new Local Plan. Applicants should consider the following documents when applying for planning permission:

- **Ribble Valley Borough Council Core Strategy**
- **National Planning Policy Framework 2023 (NPPF)**

Ribble Valley Borough Council Core Strategy Policies

Key Statement DS2 Presumption in favour of sustainable development.

When considering development proposals, the Council will take a positive approach that reflects presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants trying to find solutions which new proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with planning policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

EN2 – Landscape

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.

DMG1 – General Considerations

In determining planning applications, all developments must:

- 1. Be of a high standard of building design which considers the building in context principles.*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as its scale, mass, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings which are 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.*
- 4. New sustainable construction techniques where possible and provide evidence that energy efficiency, as described within Policy DME5, has been incorporated into schemes where possible.*
- 5. The code for sustainable homes and lifetime homes, or subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

DMG 2 – Strategic Considerations

- 1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the*

main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. the development should be essential to the local economy or social well-being of the area.*
- 2. the development is needed for the purposes of forestry or agriculture.*
- 3. the development is for local needs housing which meets an identified need and is secured as such.*
- 4. the development is for small scale tourism **or recreational developments appropriate to a rural area.***
- 5. the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. the development is compatible with the enterprise zone designation.*

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.

In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation.

Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting.

DMB2 – Landscape & Townscape Protection

Development proposals will be refused which significantly harm important landscape or landscape features including:

- 1. Traditional stone walls.*
- 2. Ponds.*
- 3. Characteristic herb rich meadows and pastures.*
- 4. Woodlands.*
- 5. Copse.*
- 6. Hedgerow and individual trees (other than exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).*
- 7. Townscape elements such as the scale, form, and materials that contribute to the characteristics townscape of the area.*
- 8. Upland landscapes and associated habitats such as a blanket bog.*
- 9. Botanically rich roadside verges (that are worthy of protection).*

DMB3 – Recreation & Tourism Development

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

- 1. The proposal must not conflict with other policies of this plan.*
- 2. The proposal must be physically well related to an existing settlement or village or to existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available.*
- 3. Development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design.*
- 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible, the proposals should be well related to the public transport network.*
- 5. The site should be large enough to accommodate the necessary car parking service areas and appropriate landscape areas.*
- 6. The proposal must take into account any nature conservation impacts using suitable survey information where possible and seek to incorporate any important existing associations within the development. Failing that, this then adequate mitigation will be sought.*

In the Forest of Bowland Area of Outstanding Natural Beauty, the following criteria will also apply:

1. *The proposals should display a high standard of design appropriate to the area.*
2. *The site should not introduce build development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).*
3. *In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent to areas, proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape within the open countryside proposals will be required to be in keeping with the character of landscape area and should reflect the local vernacular style, scale, features and buildings materials.*

National Planning Policy Framework 2023

The NFFP is a material factor used in the determination of planning applications.

Paragraph 47 – Determining Applications

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 84 & 85 – Supporting a Prosperous Rural Economy

84. 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;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

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.

*85. 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.*

5.0 Evaluation

Ribble Valley Borough Councils Core Strategy confirms that the LPA will take a positive approach to sustainable development as contained within the NPPF 2023.

Policy EN2 Landscape requires development proposed in the Forest of Bowland Area of Outstanding Natural beauty to conserve and contribute to the natural beauty of the area. Therefore, the Applicants have carefully designed the proposed domestic riding arena so the materials and style are in keeping with the surroundings.

The Applicants wish to acknowledge that having horses on part of their land will help to manage and maintain the important Landscape, however during the winter months, the Applicants also wish to protect the landscape from unnecessary poaching of the land from exercising their horses.

Policy DMG1 General Considerations requires the proposal to be of high standard of design whilst being sympathetic to the existing land use in terms of size and intensity and relationship to existing buildings. These points are raised later under specific subheadings but the Applicants have considered these requirements when designing and locating the proposal to ensure it is compliant.

Policy DMG 2 Strategic Considerations aligns with the principle of the proposal due to the development outside defined settlement areas being for recreation which is appropriate to rural areas. Horse riding forms a leisure activity and the size and scale of the proposed development is modest and well screened thus making it appropriate in the rural area. The Design, Use and Scale Section of this report are key to demonstrating the proposal to be appropriate in the Area of Outstanding Natural beauty.

Policy DMB 2 Landscape & Townscape Protection ensures that proposals do not cause a detrimental impact to the surrounding

area. The proposal is located on unimproved grassland which use to form the location of the former dairy farm.

The proposal is constructed in locally sourced recycled materials of recycled rubber and Silica sand and is of a modest size. The use aligns with the activities on the Applicants' ownership is widely accepted. Therefore, the proposal will not be detrimental to the Landscape.

Policy DMB3 Recreation and Tourism Development largely relates to tourism than recreation. However, the proposal aligns with the relevant points of this policy by:

- Being physically located in close proximity to the existing buildings
- The Size and Scale of the proposal is modest and will be constructed of locally sourced recycled rubber and Silica sand which align with the local vernacular style.

Whilst the proposal is for a recreational activity the applicant's horses also assist with the management of the holding through grazing the farmland.

Finally, the NPPF 2023 Paragraphs 84 and 85 allow for leisure developments which respect the character of the countryside.

Design

The domestic equestrian riding arena has been designed to be created inline with, and in close proximity to the stables. The proposed size of the riding arena is 20 meters wide by 40 meter long.

The remainder of the area will be landscaped or be part of the pathways from the stable block, mitigating the chance for

excessive poaching of the surrounding land. The pathways will consist of gravel with a wooden boarder.

The domestic equestrian riding arena will be constructed from locally sourced recycled rubber and Silica sand in order to match the local vernacular style. The boundary of the arena will be marked with a wooden boarder which will sit no higher than 40cm from the floor. Beyond the wooden boarder the arena will be encompassed by pathways around all edges of the development. This has been proposed to mitigate excessive poaching of the immediate land adjoining.

The domestic equestrian riding arena will also benefit from a strong box hedging across three of the four edges, to provide further screening, which will also be fitting with the local character of the area.

Use

The domestic riding arena is solely for the applicant's domestic use. The proposal will help facilitate the keeping and exercising of horses, that during the summer graze the surrounding farmland and align with other adjoining uses (agriculture). During winter months, the domestic riding arena is essential to exercise their horses and to avoid further poaching of the agricultural land when the ground is wet or water logged.

Amount & Scale

The dimensions of the proposed domestic riding arena is:-

Length	40m
Width	20m

The proposed application site will occupy an area of 1618 square metres (0.4 acres) including the walkways and hedging. The domestic equestrian riding arena itself will occupy a floor area of 809 square metres (0.2acres). The proposal is size appropriate to the scale of the Applicants requirements.

Siting and Layout

The proposed siting of the domestic equestrian riding arena and associated walkways and hedging is directly to the west of the Applicants residence as shown on the site plan in Appendix 2. This makes it easy to access for the purpose of its general use, and any maintenance of the riding arena.

The layout of the stables and riding arena allows for a compact but efficient design which will enable the applicants to enjoy their equestrian hobby, ensure the horses are kept fit and healthy and add to the existing domestic equestrian infrastructure.

The hedgerows are incorporated into the development to provide screening for the surrounding landscape and prevent the horses being spooked while exercising in the arena.

Landscaping

There are no sensitive receptors which would be harmed by this proposal as there is sufficient natural screening (trees and other buildings) provided surrounding the Application Site. The Application Site cannot be seen from any other property, or third party, however, the applicant is proposing to plant a strong box hedging around the perimeter of the domestic riding arena to reinforce the natural character of the landscape.

A mature hedgerow and trees are positioned to the north and west. The Applicant's residence is to the east and their land to the south.

Access

The access to the domestic riding arena will be from the existing access to their residence via the stables. There are no proposed physical changes to the access. The volume of traffic is not considered to increase as a result of the proposal either.

6.0 Conclusion

The proposed domestic riding arena satisfies the relevant Policy which must be applied to determine this Application.

Local and National planning policy allows for the principle of leisure developments (domestic riding arena) which respect the character of the countryside and the local vernacular style.

The Applicant's has demonstrated in this report that the proposed domestic riding arena meets the relevant criteria of good design, local materials, size and scale appropriate development and in

keeping with the local vernacular style required to approve this application.

It is not considered this proposal would cause harm or conflict with the Area of Outstanding Natural Beauty or have a negative impact on the character of the landscape due to the compatibility of the surrounding land uses (agricultural use).

This application satisfies criteria (B and C) under Paragraph 84 of the NPPF and within the Ribble Valleys Planning Policies.

It has been demonstrated in this planning statement that the proposed domestic riding arena meet the relevant Policy which the Application must be determined against therefore the Application should be approved.

