

## PLANNING STATEMENT

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SNODWORTH, SNODWORTH ROAD, LANGHO, BB6 8DS

Proposed Stables and concrete Apron.



Ribble Valley Architecture Ltd

## **1.0 INTRODUCTION**

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- 1.1** This Planning statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our client Mr David Cottam, it has been prepared as part of a planning application for the provision of stables for two horses on land adjacent to Snodworth.
- 1.2** This statement provides a description of the site and the proposed works, its compliance with the development plan and an assessment of other material considerations.

It is to be read in conjunction with the following planning drawings and documentation:

- 2341 – 01D Proposed Plans and Elevations
- 2341 – 02D Existing and Proposed Site Plans
- BS5837 Tree Survey
- Habitat Plan

## **2.0 LOCATION / ACCESS**

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- 2.1** The stables are to be located north of Snodworth adjacent to Snodworth road. The site is located within the open countryside on designated green belt land. The adjacent 2.4 acre field to the north of the stables will be used to graze the horses. The application site benefits from existing hardstanding areas leading from the site access to the location of the stables resulting in minimal works to the land to facilitate the proposals.
- 2.2** The site is located within Flood Zone 1 as identified on the Environment Agency flood mapping information.
- 2.3** An assessment of Multi-Agency Geographic Information (Magic maps) did not identify any priority habitats located on the application site.
- 2.4** Access to the site is via Snodworth Road. The site access, track and proposed stables area is hard surfaced in tarmacadam. A turning area is located adjacent to the site access enabling vehicles to enter and leave the site in forward facing gear.

### **3.0 DESIGN AND APPEARANCE**

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- 3.1** Floor plans and elevations have been provided illustrating the stables. A concrete apron is to be provided to the perimeter of the stables for all weather use. The stables are proposed to be constructed from a lightweight pre-fabricated structure fixed to the concrete slab with feather edge cladding to the walls, with onduline roof sheets. Muck will be stored in a covered trailer adjacent to the stables, to prevent leaking the muck will be spread upon the land as required.
- 3.2** Rainwater will be collected and stored via a rainwater harvesting tank to supply drinking water for the horses.
- 3.3** 2no. solar panels are proposed to the south facing roof slope of the stables to provide a renewable energy source.
- 3.4** Native woodland trees and hedgerows are proposed to be planted as part of the application.

## 4.0 IMPACT

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**4.1** In this setting, the materials proposed for the stables (feather edge cladding and an Onduline roof) are materials commonly used for stables in rural areas. A concrete apron is proposed to the perimeter of the stables, the concrete apron will be located in areas of existing hardstanding. The covered muck trailer will be located close to the stables. As such there will be minimal impact to the landscape or area as a result of the proposal. Our client is committed to enhancing the natural environment and local landscape and as such proposes planting of native woodland trees and hedgerows as part of this application.

Access to the stables will be from the existing access located along Snodworth Road. This existing access road is already hard surfaced and provides an adequate manoeuver / turning area to enter and leave the site in forward facing gear. The proposal will not have a negative impact to the local highway.

**4.2** A tree survey in accordance with BS5837 has been undertaken by Lakeland Tree Consultancy.  
Please note the following:

- No trees are to be removed to facilitate the proposals.
- The stables (northern unit) sits outside the RPAs.
- The access tracks are existing.

## **5.0 SUMMARY**

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**5.1** The proposal for the stables are appropriate in terms of design and location. The materials and siting of the stables have been carefully chosen to ensure they are in keeping with the area and make use of the existing hard standing areas. The proposals do not impact neighbouring sites and will not have a negative impact to the local area or landscape.