

Nicola Gunn

From: [REDACTED]
Sent: 21 March 2025 12:10
To: Planning
Subject: Planning Application Comments - 3/2025/0068 FS-Case-698344314

Name: [REDACTED]

Address: [REDACTED]

[REDACTED]

Email: [REDACTED]

Planning Application Reference No.: 3/2025/0068

Address of Development: NJS Rehabilitation
Whitewell Road
Cow Ark
BB7 3DG

- Comments:**
1. The proposed dwelling would be in open countryside within the AONB.
 2. The proposed dwelling does not meet any of the considerations outlined by the Ribble Valley Local Plan DMG2(2) Policy. The development can not be described as being essential to the local economy. Even if there is a local need for equine rehabilitation, there is no need for it to be within the AONB as all horses travel to the facility and so it could reasonably be located within an existing settlement where there are better transport links.
 3. The 5 year housing supply within the local area has already been met, and there is no imperative to provide more houses.
 4. The applicant created the equine facility without appropriate planning approval and this has resulted in a noisy generator which disturbs the properties at Lees House Farm. It is likely that this would get worse to in the case of increasing the energy requirements to support a residential property.
 5. The applicant implies that it is vital for her to be on site to spot signs of deterioration in her horses but she is currently managing the same horses without living on site.