

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED CHANGE OF USE AT:
LOWERFOLD STABLES, NORTHCOTE ROAD
LANGHO, LANCASHIRE, BB6 8BE.



Job No: 6925

Dated: February 2025

Version: 1.1



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mrs Kath Vines, to support a planning application submission for the proposed change of use for a stable and dog groomers to become an Animal Physiotherapy Centre at:

Lowerfold Stables, Northcote Road, Langho, Lancashire, BB6 8BE.

This document is to be read in conjunction with all other submitted planning documents:

Drawing Refs:

- 6925 – L01 Location Plan.
- 6925 – S01 Existing Site Plan.
- 6925 – E01 Existing Buildings
- 6925 – S02 Proposed Site Plan.
- 6925 – P01 Proposed Buildings.

2.0 THE SITE/BUILDING DESCRIPTION

The site is comprised largely of open fields delineated by a mixture of timber fencing and hedgerows. A small cluster of built structures lie to the south end of the site and comprise a large portal frame stable building, a plant / tractor store and paddock / turnout area.

The site is accessed via a tarmac road which leads through a gated site entrance. This is situated to the eastern site boundary at the south east corner of the site and provides access direct from Northcote Road.

The application site is located in a semi-rural location, some 400m north of the nearby village of Langho. The area is largely semi-rural, with the A59 acting as a divide between the majority of the built forms, largely dwellings, to the south and the open countryside to the north. Northcote road runs north – south to the east of the site, with Northcote Stud directly opposite.



PL01: Location Plan (Not to scale).

3.0 PROPOSED DEVELOPMENT

The proposal aims to repurpose the building's existing use, which includes stables and a dog grooming facility, by converting the infrastructure and changing the use into an equestrian-focused animal physiotherapy centre (Planning Use Class Sui Generis).

The re-purposed Animal Physiotherapy Centre will conduct:

- **Equestrian rehabilitation services**, including physiotherapy and controlled exercise programs for injured or recovering horses.
- **Livery services**, offering full, part, and rehabilitation-specific livery options.
- **Specialist facilities**, including treatment areas, solariums, and non-invasive therapy equipment to support equine recovery and well-being.

The change of use will require minimal structural alterations, with internal modifications to facilitate the new use. The external appearance of the building will remain largely unchanged, ensuring the rural character of the area is preserved.

- **Meeting Local Demand:** There is a growing need for specialized equestrian rehabilitation services in the area, catering to horse owners and professional riders who require high-quality care for their animals.
- **Enhancing Existing Equestrian Use:** The proposal aligns with the current equestrian function of the site, making efficient use of the existing infrastructure.
- **Economic and Employment Benefits:** The centre will create local employment opportunities, supporting equine physiotherapists, stable staff, and veterinary professionals.
- **Sustainability:** Repurposing an existing structure minimizes environmental impact and avoids unnecessary new development within the countryside.
- **Improved Animal Welfare:** The facility will provide a controlled environment for injured horses to recover, contributing to higher welfare standards and long-term equine health.



PL02: Drawing of the Proposed Site Plan (Not to scale).

4.0 PLANNING POLICIES

National Planning Policy Framework (NPPF)

The NPPF emphasizes the importance of supporting a prosperous rural economy. Paragraph 84 of the NPPF states that planning policies and decisions should enable:

- "the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;"
- "the development and diversification of agricultural and other land-based rural businesses;"
- "sustainable rural tourism and leisure developments which respect the character of the countryside;"

The proposed equestrian rehabilitation center and livery align with these objectives by repurposing an existing rural building to support a land-based business, thereby contributing to the local economy and promoting rural tourism.

Ribble Valley Core Strategy

The Ribble Valley Borough Council's Core Strategy outlines specific policies that support rural and equestrian developments:

- **Key Statement EC1: Business and Employment Development**
This statement encourages economic development that is appropriate to the scale of, and in keeping with, the area. The transformation of the existing facility into an equestrian center aligns with this by fostering rural enterprise.
- **Policy DMB3: Recreation and Tourism Development**
This policy supports proposals that extend the range of tourism and recreation facilities, provided they are in keeping with the landscape character. The equestrian centre would enhance recreational opportunities and attract visitors, benefiting the local economy.
- **Policy DMG2: Strategic Considerations**
This policy emphasizes development that consolidates, expands, or rounds off development so that it is closely related to the main built-up areas. The proposed change utilizes an existing structure, ensuring minimal impact on the surrounding environment.

5.0 CONCLUSION

The proposed change of use from a stable and dog groomers to an Animal Physiotherapy Centre (Planning Use Class Sui Generis) at Lowerfold Stables represents a beneficial and sustainable development that enhances equine welfare, supports the local economy, and makes effective use of an existing facility. The transition from a dog grooming business to an equestrian rehabilitation centre and livery is in keeping with the rural setting and meets a growing demand for specialist equine care in the Ribble Valley. We respectfully seek planning approval for this change of use, which will positively contribute to the local equestrian community.