

OPERATIONAL STATEMENT

I write with regard planning application 3/2025/0171 at Lowerfold Stables Northcote Road, Langho, BB6 8BE.

I have seen that the highways department has raised one or two queries which I would like to address prior to consideration of the application. Firstly the site is accessed off Northcote Road with the splayed entrance being 8m wide leading to a 4.6m wide driveway progressing to electric gates 9.6m from the road. Once through the gates there is a further barrier 25m from the road. There is staff parking as indicated on the drawing through the barrier to the left. Carrying on down the drive is the client parking with ample room for manoeuvring vehicles along with unloading and loading again as indicated. No client vehicles are stored here.

Below is a brief description of how the business operates:

The business is purely equine focused, dealing with post operative and injured horses. They can be in rehabilitation for many weeks or months. Consequently they come and go on their own primarily in small specialist Horseboxes. Day patients are treated on an ad hoc basis but strictly on an appointment only basis with plenty of time left between to facilitate exit and entry of vehicles. Again usually one patient at a time in small transport. Daily traffic is minimal. When a client is due the electric gates are left open with the barrier across allowing traffic to enter off the road unhindered and allowing the free flow of traffic on Northcote Road. Two full time staff are present until the afternoon with part time staff covering at different times during the day and early evenings.

The business has been successfully in operation on the site for the last four and a half years without any problem or concern from local neighbours or commuting traffic. Hopefully we have demonstrated that our impact on the highways is very minimal but if you have any concerns or would like to inspect the site we would be pleased to accommodate.