



JUDITH DOUGLAS TOWN PLANNING LIMITED

Eatoughs Farm, Fleet Street Lane, Ribchester PR3 3XE.

Proposed riding arena, stables, storeroom, hard standing and access.



Source google maps

Planning Statement August 2025

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE CONSTRUCTION OF A RIDING ARENA, STABLES, STOREROOM, HARD STANDING AND ACCESS AT EATOUGH'S FARM, FLEET STREET LANE, RIBCHESTER PR3 3XE

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the provision of a riding arena stables and a storeroom on land immediately adjacent to Eatoughs Farm. The stables are for the private use of the occupiers of Eatoughs Farm.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

L01B Location plan and existing site plan

L02B Proposed site plan

P01A Proposed stables- site plan

P02 Proposed stables plans and elevations

P03A Proposed menage

Biodiversity Net Gain Assessment

Habitat condition assessment

Statutory Metric

Tree survey

Flood risk assessment and drainage information

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located within the open countryside outside the National Landscape (formerly known as Area of Outstanding Natural Beauty). The site is outside a settlement boundary as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The landscape character type is Undulating Lowland Farmland. Eatoughs Farm is a substantial detached dwelling with a detached garage on its north side. To the north is a detached barn conversion, Eatoughs Barn, with its own detached garage. To the north of this are farm buildings.

2.2 The applicants have recently purchased Eatoughs Farm as their new home. They own a horse and a pony. The field to be used for horse grazing and for a hay crop. The location for the

proposed stables and arena is to the south-east of Eatoughs Farm and Eatough Barn and extends to about 2.5 acres. It is reasonably level. Within this field is a large pond surrounded by trees. There are several other ponds in the fields near to the site. The eastern boundary has a mature hedge along it. A public footpath FP0335035 runs along the far side of the hedge in the neighbouring field. The northern boundary of the field is separated from the adjacent track by a high mature hedge. A public footpath runs along the track FP 335037

2.3 The area is not prone to flooding and is in flood zone 1 on the GOV.UK Flood map for planning.

3.0 THE PROPOSED DEVELOPMENT

3.1 The planning application seeks permission for stables for two horses and a storeroom. The storeroom will be used to store tack, rugs, wheel barrow, electric fencing, feed, bedding and hay taken as a crop off the land. An area of concrete is proposed in front of the stables. Adjacent to the stables is an area of crushed stone which will be used to place a trailer to be used to store manure and space to park a horse box. The local farmer will collect the trailer to empty it when it is full. The stables are to be linked to the existing drive to the house by a gravel track. The overall measurements of the stables are 11.3m by 7.6m, 2.4m to the eaves and 3.5m to the ridge. They are proposed to be constructed in timber cladding with a profiled metal roof.

3.2 The British Horse Society suggests that horse grazing should be on a ratio of 1-1.5 acres per horse. The applicants purchased Eatoughs Farm because it had the potential to keep their horses on the land and provide a modest hay crop. The British Horse Society recommends the minimum size of stables:

- Large horses (17hh+): 3.65m x 4.25m (12ft x 14ft)
- Horses: 3.65m x 3.65m (12ft x 12ft)
- Large ponies (13.2hh+): 3.05m x 3.65m (10ft x 12ft)
- Ponies: 3.05m x 3.05m (10ft x 10ft)
- Foaling box (horse): 4.25m x 4.25m (14ft x 14ft)

3.3 The applicants' horse is 16.2hh and the pony is 1.0hh. The stables proposed are the minimum size suitable for a horse. A riding arena is proposed to exercise and train the horses and provide a turn out area in the winter when the ground is wet to avoid damage to the ground. The proposed arena measures 19m by 40m and will not be permanently fenced. The applicant

prefers to use a temporary electric fence to enclose the arena when needed for turning the hoses out in winter. This is a frequently used option for horse fencing and no electrical supply is needed as it is a battery-operated system which can be set up and removed in about 15 minutes. It is anticipated that the arena will have the usual silica sand or sand and rubber chipping/synthetic fibre finish. There is no desire to provide artificial lighting to the arena. There is no path proposed between the stables and the arena as one is not needed. The horses can be taken across the grass.

4.0 SITE HISTORY

4.1 The following planning history documents are taken from the Council's on-line record. This is not a full planning history of the site.

Application	Address	Development	Decision
3/2013/0105	Eatoughs Farm Fleet Street Lane Ribchester Lancashire PR3 3XE	Proposed two-store extensions to side and rear to provide additional living accommodation, new detached garage, new covered courtyard and new driveway.	REFUSED Date : 13/03/2013
3/2014/0469	Eatoughs Farm Fleet Street Lane Ribchester PR3 3XE	Proposed 2 storey extensions to side and rear to provide additional living accommodation, new detached garage, and new driveway	Withdrawn Decision Date : 14/07/2014
3/2014/0902	Eatoughs Farm Fleet Street Lane Ribchester PR3 3XE	Proposed extensions and alterations to farmhouse including two storey side extension and single storey rear extension, detached garage and new access. (Resubmission of 3/2014/0469 (withdrawn))	APPROVED WITH CONDITIONS Date : 30/01/2015

5 DEVELOPMENT PLAN POLICY

5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (December 2024).

Core Strategy (2014)

5.2 The following policies are of relevance to the proposal:

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement EN2: Landscape

Key Statement EN4: Biodiversity and Geodiversity

Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME2: Landscape and townscape protection

Policy DME3: Site and Species Protection and Conservation

6 EVALUATION

6.1 The main issues to be considered relating to the development are:

The impact of the arena, stables, storeroom, hardstanding and access on the
Landscape and visual amenity.

Residential amenity.

Highway Safety

Biodiversity net gain and ecology

6.2 The proposal site lies outside of any defined settlement area. Policy DMG2 of the Ribble Valley Core Strategy states that 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.”

The development is primarily a stable building for the recreational use of the applicants capable of housing two horses and with an associated storeroom. As such, the development can be classed as small-scale recreational development and is compliant with policy DMG2. The principle is therefore established subject to other material considerations being satisfied.

Landscape and Visual Amenity

6.3 Eatoughs Farm is a traditional two storey dwelling built out of stone and slate next to which is a detached stone garage. It forms a cluster of buildings with the neighbouring property

Eatoughs Barn and its detached garage, also constructed out of stone. The proposed stables and storeroom are positioned near to this group of buildings and adjacent to a substantial hedge to benefit from this existing screening. The stables and storeroom are proposed in timber with a profile metal sheet roof and are small scale and low in height. These materials are commonly used for stables and agricultural building in the area. Their dark appearance and modest scale will help them blend into the landscape and they will not appear prominent incongruous. The concrete used in front of the stables is kept to a minimum and gravel is used for the access track and hardstanding for the manure trailer and horse box parking. It is intended that grass will be allowed to grow through the gravel over time, thereby reducing any visual impact. The stables will be very well screened by the existing hedges around the land. Only glimpsed views will be possible when the hedge is not in leaf or where there are slight gaps in the hedge.

- 6.4 The arena is proposed within part of the field which is again very well screened by the perimeter hedges and the trees which surround the pond. Arenas are not uncommon features in the landscape. Google earth images show that there are arenas nearby at Falcon Cottage and at Fleetcroft on Fleet Street Lane.
- 6.5 The proposed materials for the stables and storeroom being timber with a profiled metal sheet roof are ones commonly used for stables buildings in rural areas and are appropriate materials in this setting. The proposal includes a modest amount of hardstanding for the parking area for the muck trailer and horse box close to the building which will have minimal impact on the landscape. The building and arena are in character with the surrounding landscape and appropriate development in this context. The proposed complies with the requirements of Key Statement EN2, policies DMG1, and DME2.

Residential Amenity

- 6.6 The stables are proposed for use by the occupiers of Eatoughs Farm. There will be no significant increase in traffic to the property as a result of the development. The stables and manure store are approximately 43m from the Eatough Barn a sufficient distance away not to cause a nuisance from smells, flies or noise. Manure from the stables will be stored in a covered trailer until it is full. The manure will then be taken off the site by a farmer. The proposal will not adversely affect the amenity of nearby properties and is therefore compliant with policy DMG1.

Highway Safety

- 6.7 Access to the stables will be from the existing drive to the dwelling. As the stables are close to the house day to day care of the horses will not attract any vehicles movement. There is

adequate space adjacent to the stables to be able to turn a vehicle to collect the muck trailer. An arrangement has been made with the adjacent farmer to remove the muck once the trailer is full. Feed and bedding will be brought to the site in the applicant's own vehicles. The proposal meets with the requirement of policy DMG1 in relation to highway safety and Key Statement DMI2: Transport Considerations.

Biodiversity net gain

- 6.8 A biodiversity net gain net gain assessment has been carried out. The net gain requirements is proposed to be met by the planting of 18 native trees within a small field owned by the applicant which is to the south-west of Eatoughs Farmhouse. The combined value of the created habitats post-development would be 0.34 habitat units. See below.



Extract from Figure 2 UK Habitat Classification Map (Post Development) showing the location of three proposed trees in green

- 6.9 As the site is near to a pond a great crested newt DNA survey was carried out to test for the presence of Great Crested Newts. The ecologist report that test was negative but it is likely that the pond is used for breeding by other more common amphibians including the common toad which are a priority listed species. Mitigation measures to protect amphibians is set out on page 6 of the biodiversity net gain assessment.
- 6.10 Species enhancement for bats and birds is suggested on pages 6-8 of the assessment providing details of suitable bat and bird boxes and where they should be located on the proposed building. The proposals are compliant with Key Statement EN4: Biodiversity and Geodiversity and Policy DME3: Site and Species Protection and Conservation.

7 CONCLUSION

- 7.1 As we have described the proposed use of the land for and arena, stables, storeroom access and hard standing for a muck trailer and horse box are appropriate in design, location and form and accord with policy DMG1 and DMG2. The proposed construction of the arena, stables and storeroom is appropriate to the location and for the use in connection with the existing dwelling. The building and arena are appropriately located to take advantage of existing screening from the wider landscape by existing hedgerows. This is compliant with Key Statement EN2 and policies DMG1 and DME2.
- 7.2 The development will have no significant impact upon the residential amenities of neighbouring properties and as such accords with policy DMG1. A biodiversity net gain of 10% is proposed through the planting of 18 native trees.