

Eastham House Barn, Clitheroe Road, Mitton BB7 9PH

Proposed stables, tack room, agricultural storage, manure storage and associated hard standing.

Odour Statement September 2025

JDTPL0558

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ODOUR STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE CONSTRUCTION OF STABLES, TACK ROOM, AGRICULTURAL STORAGE, MANURE STORAGE AND ASSOCIATED HARD STANDING.

1 INTRODUCTION

- 1.1 This odour statement has been prepared by Judith Douglas Town Planning Ltd in support of a full planning application for the provision of stables, tack room, agricultural storage and manure storage to be used in association with the land at Eastham House Barn.
- 1.2 This statement will identify potential sources of odour associated with the proposed development and potential receptors to odours. The statement will describe the management of manure on the site.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The applicants have two horses and one pig. The pig is already kept in a small pigsty on the land, and the proposed development does not include accommodation for the pig. The horses are temporarily in livery stables elsewhere.
- 2.2 The proposed development will provide stables for two horses and a tack room and storage. There is an enclosed area outside the stables in lieu of a canopy which is to be used to place a horse whilst the stable is mucked out and can be used by the farrier when shoeing. The applicants use wood pellets for bedding as they are more environmentally friendly and creates less waste. They use 6 x 15 kg bags each week altogether for both horses. They are bought by the pallet (96 bags 15 kg each) which on average lasts 3-4 months. Tack for the horses including large items such as rugs and feed for the horses and the pig will be stored in the tack room/feed store. The horses require 1 bag of hard feed (proven) per week and the pig one bag of pig food per week. The animal feed is stored in airtight containers.
- 2.3 The building includes a manure store which is enclosed on three sides and has a roof covering to prevent rain falling on the heap and leaching out liquor from the manure. The manure will be removed by the applicant and spread evenly on the field using the chain harrow.
- 2.4 The proposed storage building will be used to store baled hay taken off the land. The building will provide storage for the tractor, topper, harrow and trailer. These activities do not produce unpleasant odours.

3.0 MANURE MANAGEMENT

- 3.1 The routine for the care of the horses follows a consistent approach. The horses are mucked out morning and night all year round. The horses are put out to graze during the day and are stabled at night. The manure will be stored in the covered midden where it will remain for about 6 months so that it can be emptied and used to effectively fertilise the land at the appropriate time of the year. To control odour the applicant advises the horses are bedded on wood pellets which are an eco-friendly product. Wood pellets are highly effective at absorbing manure and odours and generate considerably less waste than other products and are biodegradable and compostable.

4.0 POTENTIAL ODOUR SOURCES

- 4.1 The potential source of odours from the development are from soiled horse bedding in the stables and in the manure store.

5.0 POTENTIAL RECEPTORS

- 5.1 The applicants live at Eastham House Barn. The properties nearby comprise residential dwellings and farm buildings. The residential dwellings and their gardens have the potential to be sensitive to odours from the development.
- 5.2 Dwellings within 60m of the development are recorded below. Distances are approximate between the nearest point of the stables and manure store to the dwelling and its garden.

Receptor	Distance to stables	Distance to manure store
Eastham House dwelling	36	55
Eastham House Farm dwelling	38	50
Eastham House Annex dwelling	60	80
Eastham House garden	01	19
Eastham House Farm garden	10	23
Eastham House Annex garden	60	80

- 5.3 The pathway for odour emissions is via the atmosphere. The most sensitive receptors to odours will be the occupiers of the residential dwellings nearby. The prevailing wind direction is from the south-west so that odour emissions would be predominately blown away from the nearby neighbours. Additionally, the stables are enclosed, and the manure store is enclosed on three sides and has a roof.

- 5.4 The nearest dwelling to the stables is Eastham House at 36m. The nearest dwelling to the manure store is Eastham House Farm at 50m.
- 5.5 The aerial imagery below appears to indicate that Eastham House has a very large garden. The length of the garden from the rear of the house to the corner of garden nearest to the development is around 30m.
- 5.6 The garden area to the rear of Eastham House Farm appears to comprise areas of hard surfacing at the rear of the property and a large area of lawn. The south west corner of the lawn which is adjacent to the proposed stables is about 35m from the rear of the house. The land immediately to the north of the proposed stables and manure store forms part of the yard to the farm.
- 5.7 The distance between the stables and the manure store and the nearby dwellings is sufficient that any odours will mostly likely disperse.



Figure 1 Aerial image. Source Google Earth 2023