



JUDITH DOUGLAS TOWN PLANNING LIMITED

Eastham House Barn, Clitheroe Road, Mitton BB7 9PH



Source google maps

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

Planning Statement September 2025

JDTPL0558

Judith Douglas BSc (Hons), Dip TP, MRTPI



8 Southfield Drive, West Bradford, Clitheroe, Lancashire, BB7 4TU

Telephone: 01200 425051

Mobile: 07729 302644

Email: enquiries@jdouglastownplanning.co.uk

Website: www.jdouglastownplanning.co.uk

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 planning 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 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:

169-02B Proposed site plan, plan and elevations

169-01 Existing site plan and elevation

Location plan 1:1250

Biodiversity Net Gain Assessment

Habitat Condition Assessment

Statutory Metric

Agricultural information form

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 boundary to the National Landscape runs along Clitheroe Road so that the land to the west of Clitheroe Road is within the National Landscape. 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. Eastham House Barn is part of a group of dwellings, some of them converted from former farm buildings, clustered around Clitheroe Road, along with farm buildings and holiday accommodation.

2.2 The applicants live at Eastham House Barn and the associated land extends to approximately 1.97 hectares. The application site and land are to the south of the group of buildings, and the land extends up to Clitheroe Road to the west. The boundary with Clitheroe Road is a substantial hedge. The land slopes down away from Eastham House Barn to the south east and then rises again. There are trees and shrubs along the northern boundary which runs

along a ditch. An overhead power line passes over the application site. The ground at the entrance to the site and forming the application site has been reinforced with gravel which has then grassed over. Similarly, a track passes along the centre of the land in a roughly north south direction and has also grassed over but is recorded on ordnance survey maps and is shown on the location plan.

- 2.3 There are no public footpaths across the land. The nearest public footpath is to the south east beginning at Clitheroe Road near the entrance to Toot Hill. None of the buildings in the vicinity of the site are listed and the site is not in a conservation area.
- 2.4 Eastham House Barn comprises a two-storey barn conversion dwelling with vehicle access off Clitheroe Road. Clitheroe Road is a classified road B6243. Visibility for drivers at the entrance to the site is good. Visibility splays are shown on the submitted location plan.
- 2.5 The residential properties nearby are built out of stone with a natural blue slate roof. The site and associated land are within flood zone 1 and area least likely to flood.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The applicants have recently moved to Eastham House Barn. The land at Eastham House Barn is in poor condition and needs improvement to increase its productivity as grazing land and meadow. The applicants have begun a programme of improvements to the land which includes drainage, weed management and fencing. To assist these improvements and to maintain the land in the future the applicants have purchased a tractor, a grass topper to mow the grass, and control the spread of weeds, a chain harrow to level the ground and improve soil condition to promote healthy grass growth and a tipping trailer to assist general maintenance. Please refer to agricultural information form and appendix photographs of equipment. Note that the harrow folds.
- 3.2 The applicants have two horses and one pig. The pig is kept in a small pigsty on the land and the horses are temporarily in livery stables elsewhere. The land is currently in a rough condition and not suitable to be used for horse grazing as it has a serious infestation of ragwort which is poisonous to horses. The applicants are working to manage the weed situation by spraying and reseeding areas of the field using their own machinery.
- 3.3 The agricultural land will be divided into two fields either side of the track so that one can be used for grazing whilst the hay crop is growing on the other. In this way it is anticipated that a

crop of 200+ small hay bales per year will be taken off the land. The hay crop will be stored and used to feed the horses during the winter. Currently the applicants buy in 250/300 small hay bales per year for the horses. The British Horse Society suggests that horse grazing should be on a ratio of 1-1.5 acres per horse. Once the land is divided into two fields each one will be roughly 2 acres in size.

- 3.4 The proposal seeks permission for stables for two horses and a tack room and storage. The stables will be for the private use of the applicants. The applicants purchased the house and land at Eastham House Barn because it offers the potential keeping of their horses by providing stables, grazing/pasture and meadow in order to provide hay for winter food. The horses are 16, and 14,1 hands high. The stables are 3.65m by 3.65m which is an average size for horses. 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)

The layout of the stables is designed so that the horses can see each other which allows social interaction which is good for their health. 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. The wood pellets will be collected using the applicants own trailer. 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 feed will be collected once per month in the applicant's car which is a Mitsubishi pickup.

- 3.5 The covered area outside the stables will be useful to move equipment and bedding as well as providing a covered passage between the hay storage and the stables. It is proposed to provide a hard surface in front of the stables, store and midden and to link up to the driveway to the house.

- 3.6 The building includes a manure store which is enclosed on three side 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.
- 3.7 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. Covered storage of the agricultural equipment, which is expensive, will prolong the life of the equipment as well as providing more security than if the machinery is stored outside. It is expected that the hay crop will provide about 200 hay bales. As can be seen from the proposed plan, when storage for 200 hay bales is needed some equipment may need to be stored outside for a few months until the haystack is reduced and floorspace is freed up. It is likely that what is stored in the building will vary depending on the time of year and how good the hay crop was.
- 3.8 The stables and storage building have maximum dimensions of 7.6m by 18.4m. The gross external area of the building is 137 sqm. The height to the eaves is between 2.6m and 3.6m (as the ground slopes and the roof is asymmetrical). The maximum height to the ridge is 4.65m. Attached to the south eastern end is the muck midden with a footprint of 3m by 4m with a mono pitched roof as a lean to on the end of the building. It is proposed to construct the building with timber boarding externally, with the midden having concrete walls at the lower level. The doors are proposed in timber. The hard surfaces area outside the stables will be enclosed by a timber fence and access to the stable yard area will be control by galvanised field gates.

4.0 SITE HISTORY

- 4.1 The following planning history documents are taken from the Council's on-line record which relate to development at Eastham House farm but not necessary directly affecting the application site.

Application	Address	Development	Decision
3/1989/0792	EASTHAM HOUSE FARM, CHURCH LANE, GREAT MITTON, BLACKBURN.	BARN CONVERSION TO FORM ONE DWELLING	REFUSED Date : 08/03/1990
3/1991/0446	EASTHAM HOUSE FARM, CHURCH LANE, MITTON, BLACKBURN	USE OF LAND AS GOLF COURSE	APPROVED WITH CONDITIONS Date : 26/03/1992

3/1992/0310	EASTHAM HOUSE FARM, CHURCH LANE, MITTON, BLACKBURN	ERECTION OF TEN COTTAGES ON SITE OF REDUNDANT FARM BUILDINGS (OUTLINE APPLICATION)	REFUSED Date : 29/07/1992
3/1992/0446	EASTHAM HOUSE FARM, CHURCH LANE, MITTON, BLACKBURN	RENEWAL AND EXTENSION OF CULVERT AND BACKFILLING	APPROVED WITH CONDITIONS Date : 10/12/1992
3/2010/0208	Eastham House Farm Clitheroe Road Mitton Clitheroe Lancs BB7 9PH	Conversion of barn to one dwelling and erection of double garage.	APPROVED WITH CONDITIONS Date : 28/05/2010

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 DMG3: Transport & Mobility

Policy DME2: Landscape and townscape protection

Policy DME3: Site and Species Protections and Conservation

6 EVALUATION

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

Principle of the development

The impact of the stables, tack room, agricultural storage building, manure storage and hardstanding on the landscape.

Residential amenity.

Highway Safety

Biodiversity net gain

- 6.2 In principle the proposal is acceptable as it comprises small scale development for two stables and storage. Policy DMG2: Strategic Considerations allows development which *is “small scale tourism or recreation development appropriate to a rural area”*. The keeping of horses is appropriate to a rural area and so the provision of stabling is usually accepted as appropriate in relation to policy DMG2. Policy DMG2 also states that development outside defined settlements is justifiable if *“the development is needed for the purposes of forestry or agriculture”*. The provision of storage for equipment used to tend the agricultural use of the land is also acceptable in principle.

- 6.3 The scale of the development is proportionate to the use of the land. The development provides two standard sized stables for two horses and space for tack and feed. The storage area is modest and proportionate to the need to store a hay crop off the land to be used to feed the horses and basic agricultural equipment (tractor, topper, chain harrow and trailer) which are required to keep the land in good condition.

Visual impact

- 6.4 Key Statement EN2 states *“The landscape and character of the areas that contributes to the setting of the Area of Outstanding Natural Beauty will be protected and conserved wherever possible.”* It requires development *“to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials”*.
- 6.5 The design of the building and use of the materials reflects the appearance of agricultural and rural buildings in the area which forms part of the agricultural landscape character of the area. The building is grouped with the existing buildings around Eastham House Barn and as such will not appear prominent in the landscape. It is positioned adjacent a to existing stone boundary wall. The scale, size and features of the building are appropriate to this location and will preserve the visual quality of the landscape and the setting of the Forest of Bowland National Landscape. The ground around the siting of the stables and storage building has

been previously reinforced with gravel. The development will include a new hard surface in concrete. The vehicle access onto Clitheroe Road is unchanged. The building will not be prominent in the landscape and is not visible from public viewpoints nearby and is screened from the wider landscape by existing hedgerows and buildings. The proposed complies with the requirements of Key Statement EN2, policies DMG1, and DME2.

Residential Amenity

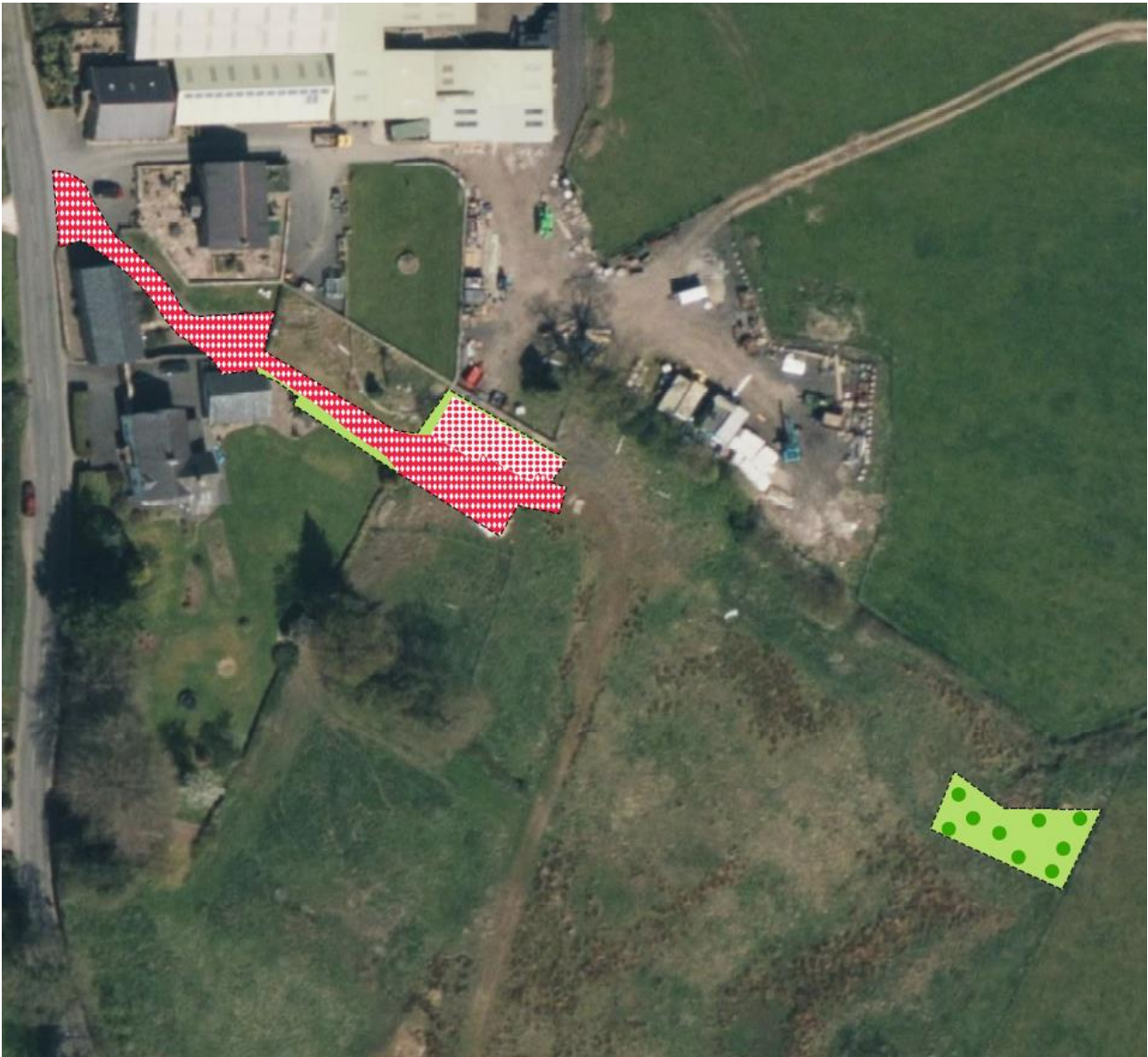
- 6.6 The stables are proposed for use by the occupiers of Eastham House Barn. There will be no significant increase in traffic to the property as a result of the development. The stables, store and manure store are a sufficient distance away from the neighbouring properties not to cause a nuisance from smells, flies or noise. 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 vehicle movements. There is adequate space adjacent to the stables to be able to turn a vehicle such as a four by four to deliver bedding and feed. Feed and bedding will be brought to the site in the applicant's own vehicle a Mitsubishi pickup. Hay will be taken off the land and stored in the building. The cutting of the grass for hay will be done by contractors approximately 2x per year. The applicants have purchased their own equipment to improve and manage the land. This has reduced the amount of agricultural vehicle trips overall that would be required for the proper management of the land if this was all done by contractors. The proposal meets with the requirement of policy DMG1 in relation to highway safety.

Biodiversity net gain

- 6.8 A biodiversity net gain assessment has been carried out. The net gain requirements is proposed to be met by the planting of nine native trees within the grassed area to the south east of the stables. See extract from the Biodiversity Net Gains Strategy below where the trees are marked as green circles.
- 6.9 The ecologist has also suggested species enhancements which the applicants are willing to provide. Details of one bird box and one bat box are provided on pages 6 to 8 of the Biodiversity Net Gain Technical Note. The proposal meets the requirements of Key Statement EN4 and policy DME3 which seek to promote biodiversity.



Extract from Figure 2 UK Habitat Classification Map (Post Development) showing the location of nine proposed trees.

7 CONCLUSION

- 7.1 As we have described the proposed stables, tack room agricultural storage, manure store and hardstanding are appropriate in design, location and form and accord with policy DMG1. The proposed construction of the building is appropriate to the location and for the use in connection with the existing dwelling and care of the land. The building is appropriately located close to other buildings and is screened from the wider landscape by existing hedgerows and buildings. 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 nine native trees.

Appendix



Tractor



Tractor and trailer



Harrow and trailer.