

**Our Ref: 2021-36**

Planning – Development Management  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA  
13<sup>th</sup> January 2026

**SUBMITTED VIA PLANNING PORTAL**

To Whom It May Concern,

**RE: Extension Application – Valley View Dog Day Care Centre @ Mytton Fold Golf Club, Whalley Old Road, Langho**

Adams Planning + Development Ltd (APD) are writing on behalf of the landowner, Emma Knowles, in order to submit a full planning application for the following form of development:

***“Proposed change of use of land to provide dog day care area for an additional 16 dogs including a retrospective lean-to extension and exercise area, together with new exercise area, additional parking, extension to existing building, fencing and privacy screen netting and soft planting.”***

This full planning application is supported by the following information:

- 1) This Covering Letter
- 2) Planning Application Form & Fee of £588
- 3) A Supporting Planning, Design & Heritage Statement (Ref: 2021-36d)
- 4) A Site Location / Block Plan (Drawing No. RA-2598-01)
- 5) Existing Site Plan (Drawing No. RA-2598-02)
- 6) Existing Floor Plans & Elevations (Drawing No. 03)
- 7) Proposed Site Plan (Drawing No. RA-2598-03)
- 8) Proposed Floor Plans & Elevations (Drawing No. 05)
- 9) A Preliminary Ecological Appraisal
- 10) A Biodiversity Net Gain Metric Calculation
- 11) A Biodiversity Net Gain Report
- 12) Valley View Noise Management Plan

The Supporting Statement incorporates thirty-three letters of endorsement for the proposed modest extension to the existing dog day care facilities. These endorsements are provided by two accredited dog care professionals, Mytton Fold Golf Club, and a number of existing clients, all of whom communicate the exemplary standard of care delivered at Valley View and emphasise the necessity for the additional facilities.

The planning application has been resubmitted via the Planning Portal. We will contact the Council's administrative team within 5 working days of this letter to confirm the current anticipated timescales for validation and assignment of the planning application to a case officer. We look forward to working with the Council on delivering the new facility.

Yours sincerely,



**Russell Adams**  
For and on behalf of Adams Planning + Development Ltd

