

DESIGN & ACCESS

STATEMENT

Land and building at Hothersall Lane,
Hothersall.

(Easting: 361947, Northing: 436687)

Application site:



Proposal : Change of use of agricultural building to commercial livery stables, and formation of sand paddock, parking, turning area and drainage attenuation pond on land at Hothersall Lane, Hothersall.

Applicant : Mr John Eccles

Dated: 12th March 2026

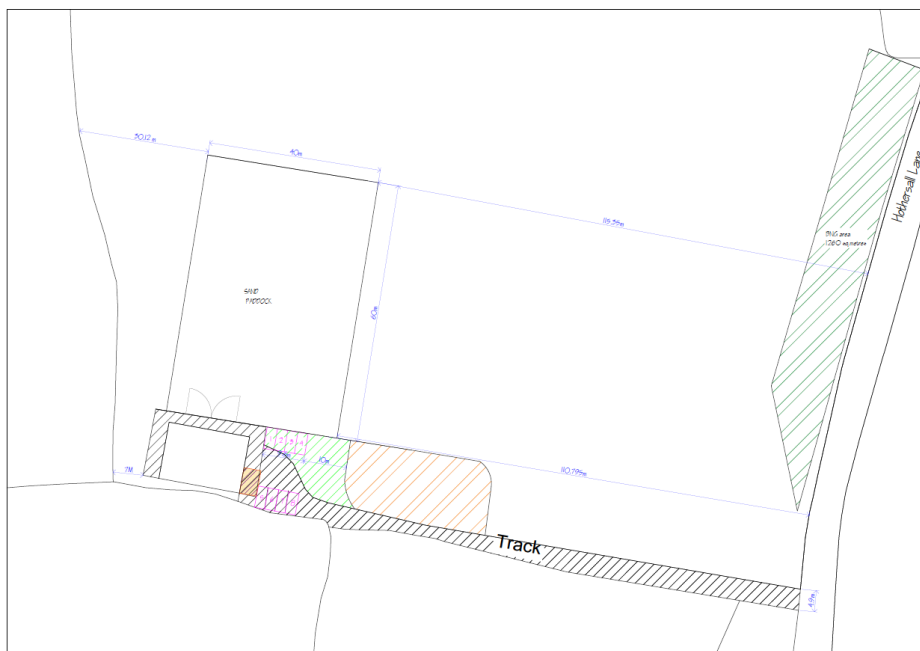
THE SITE



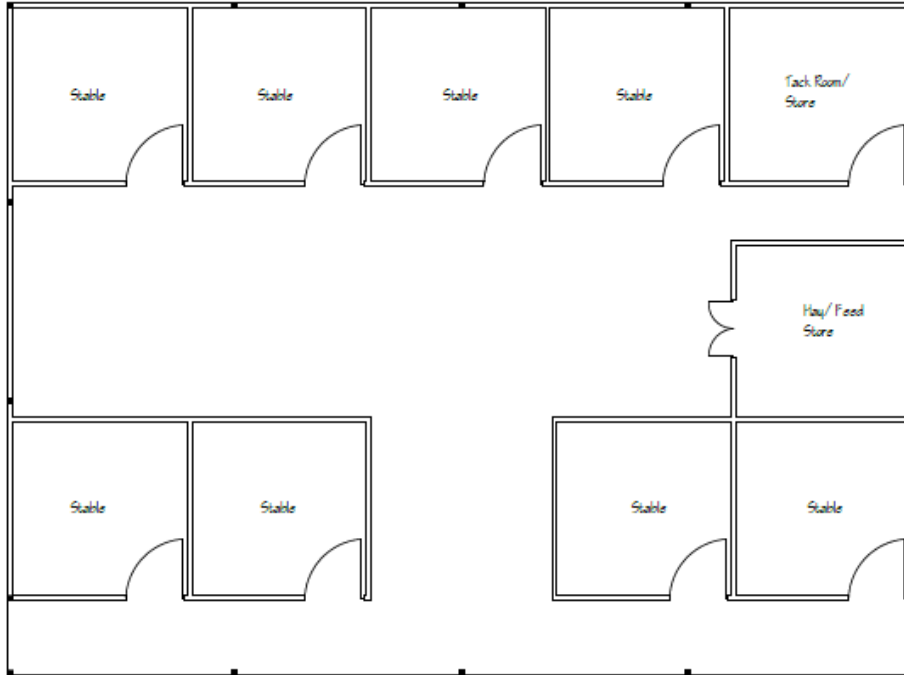
This application relates to the proposed change of use of 1 x agricultural building to commercial livery stables, and formation of sand paddock, parking and turning area on land at Hothersall Lane, Hothersall.

The site is located in open countryside, 0.5 miles to the south east of Longridge. The site is accessed from Hothersall Lane, via Ribchester Road (B6245). The application site is located 430 metres from the junction with Ribchester Road.

Proposed Site Plan :-



PROPOSED FLOOR PLAN



The building is an existing structure which was built for multi-purpose agricultural use in 2014 (Planning Permission 3/2012/0157/P). The property is of block construction to 1.5 m, with Yorkshire boards above and box profile tin roof with GRP rooflights x 16.

The proposed change of use would not require any works to be undertaken to the exterior of the property, and 8 x stable enclosures meeting DEFRA and British Horse Society size guidelines could be facilitated internally, together with a tack/storeroom and hay/feed storage area.

The proposal is to provide a commercial livery service, with the options of both full time or part time livery, with the main emphasis on full time livery.

There is existing hardstanding in place to provide access from Hothersall Lane, and only minor additional hardstanding would be required to provide the required parking and turning area, to ensure that vehicles (including with a horse box) would be able to safely enter/exit the site in a forward gear.

A sand paddock of 40 m x 60 m is proposed to ensure that the animals can be safely exercised in all weathers, without damaging the surrounding field or compromising the horses' wellbeing.

PROPOSAL

This application proposes the change of use of agricultural building to commercial livery stables, and formation of sand paddock, parking and turning area together with a drainage attenuation pond on land at Hothersall Lane, Hothersall.

USE

The agricultural building has been used historically as a multi-purpose agricultural building, in recent years being rented out for storage of hay bales. The building is no longer required for this purpose and the proposed development seeks to re-use the existing building as a commercial livery.

The building is a block construction with Yorkshire boards above, being a typical agricultural construction. The roof is box profile tin. The property would not require any works externally to facilitate the change of use to stables/commercial livery. The internal works required would be minor in nature and would be carefully carried out to ensure that the building retains its existing agricultural character.

Hothersall Lane is an adopted highway, which leads to Ribchester Road (B6245). The proposal would only have a minor impact upon the surrounding highways. The hardstanding to the front of the building is sufficient in size to ensure that all vehicles are able to safely enter and leave the site in a forward gear, with only a very minor extension to the hardstanding being required to achieve this, partially with Grasscrete to minimise any impact even further.

There would be no impact upon residential amenity to the area. The nearest residential property is over 110 metres distant.

DESIGN

The existing building is of block construction with Yorkshire boards above, as is typical of agricultural buildings in the locale. Any required works required would be minor and would also be sympathetic to the style of building. The layout internally has been carefully considered to ensure that no works are required to the external elevations of the building and

the structure can be utilised fully in its current form, with no impact to the agricultural style of the building.

PLANNING POLICY

Principle of Development

This application proposes the change of use of agricultural building to commercial livery stables, and formation of sand paddock, parking and turning area, together with a drainage attenuation pond on land at Hothersall Lane, Hothersall.

Key Statement DS1 – Development Strategy

New leisure development will be directed towards the centre of Longridge.

Key Statement DS2 – Sustainable Development

The Council will work proactivelyto secure development that improves the economic, social and environmental conditions in the area.

Key Statement EN3 – Sustainable Development and Climate Change

Optimising energy efficiency. The building is existing and local contractors will be utilised to ensure maximum sustainability, in addition to supporting the local economy.

Key Statement EC1 – Business and Employment Development

Developments that contribute to strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.

Key Statement DM12 – Transport Considerations

New development should be located to minimise the need to travel. Also, it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

Regular bus services area located on Ribchester Road, offering easy access to Preston, Clitheroe, Blackburn and surrounding areas. The site is also readily accessible by cycle.

Key Statement DMG1 – General Considerations

The building is existing and is of a type expected in a rural area. No changes are proposed externally. Suitable parking and turning provision is included within the proposed development. There will be no impact upon the surrounding area or the openness of the countryside.

Key Statement DMG2 – Strategic Considerations

The development is for small scale recreational development appropriate to a rural area and a local need or benefit can be demonstrated by the provision of equine services to the local community. The proposal is in keeping with the character and landscape of the area and also re-uses an existing building, and does not propose any new build, save for the formation of a sand paddock which is set into the ground.

Key Statement DMG3 – Transport and Mobility

Regular main line bus services are available on Ribchester Road, a very short distance to the north of the application site, with bus stops in both directions being located at the junction of Hothersall Lane and Ribchester Road, some 450 metres from site.

The existing site access is appropriate for the proposed use and the site is situated in close proximity to the B6245 Ribchester Road. Parking for 8 vehicles (Drawing No. LM/CW/5308B) and sufficient turning space can easily be accommodated on site, ensuring that there is no impact on the highway.

Key Statement DMB1 – Supporting Business Growth and the Local Economy

Proposals that are intended to support the local economy will be supported in principle.

Key Statement DMB2 – The conversion of barns and other rural buildings for employment uses

The proposed conversion of an existing agricultural building to a commercial livery will create employment for 2 full time members of staff and support the local economy, meeting all relevant criteria of DMB2. The building will retain its agricultural appearance.

Visual Amenity

The application site is an existing agricultural building. The proposed change of use to a commercial livery will have no greater visual impact, as the building is existing. The proposed sand paddock would only exist at ground level, save for the surrounding stock fence, which is a usual sight in rural areas.

Given the nature of the proposal and the fact that the building is existing with only minor alterations proposed, it is considered that there would be no loss of openness.

Traffic/Highways

The livery stable would be a full time livery service in the main, with only limited part time livery offerings. This would mean that the main traffic movements associated with the proposed development would be the two employees attending the site approximately twice daily to tend to the horses. In reality it is very likely that these two employees would regularly car share due to the familial relationship. Owners of the horses in livery will attend on an ad hoc basis, usually at weekends, to tend to and exercise their horses. The very nature of livery is that owners are unable to tend to their horses daily, hence the need for a full time livery service, so their attendance at site is sporadic and the welfare needs of the animals are met on the whole by the employees on site.

Estimated traffic movements are as follows:

1-2 vehicles 1-2 times daily (staff)

1 x monthly a tractor and trailer will attend to empty the manure storage area

1 x monthly a hay/haylage/food delivery

Approximately 4 x owner cars on Saturday and Sunday (owners)- though likely it will be less than this.

If any horses are on part time livery, this would be limited a maximum of two animals, so the potential for any further increase in traffic movements would be very limited i.e. approximately 2-3 further vehicle movements each week.

Design Considerations/Impact on Landscape

The proposed development would not have any adverse impact on the character and appearance of the area. The building is existing, and the only proposed addition is an area

of extended hardstanding, together with a sand paddock. The nearest residential property is 250 metres away.

No lighting is proposed on the site.

Drainage/Flood Risk

The site is located in Flood Zone 1. A full drainage strategy and associated documentation accompanies this application, including a flood risk assessment, which also includes the provision of a drainage attenuation pond.

It is acknowledged that part of the existing access track is within an area at risk of surface water flooding, however no works are proposed to the existing access track.

Any increase in hardstanding has been kept to a minimum to ensure that the impact is as little as possible. It is also notable that both Grasscrete and sand paddocks are highly permeable surfaces.

Proposed Business Operation

The proposal is for 8 horses to be accommodated on the site, however 2 horses are owned by the applicant and therefore only 6 will be attending on livery. It is envisaged that all horses outside of the applicant's ownership will be accommodated on full time livery, with the animal's owners only attending on an ad hoc basis, which will generally be at weekends. During the week two members of staff will attend the site daily to attend to cleaning out the stables, removing wet bedding etc and replacing as necessary and exercising the animals. The sand paddock will be used to exercise the horses will be cleaned after each use

Summary

This application proposes the change of use of agricultural building to commercial livery stables, and formation of sand paddock, parking and turning area on land at Hothersall Lane, Hothersall. This is a small-scale proposal with only very minor internal works required to install stables, a tack room and hay/food storage area, with the building remaining open fronted as existing. A sand paddock is proposed to the open fronted side of the building, to enable the animals to be exercised safely in all weathers. The sand paddock would not be visible from the highway, and the only visible impact would be a stock fence of standard dimensions, usual for the rural area. The application has been carefully considered to ensure

that amenity and highways are impacted as little as possible. The proposal would provide a high standard of commercial livery and sand paddock in an area where there is an established need for such a service.

It is submitted that the proposals meet all relevant planning policy requirements and the applicant seeks approval of the proposed development.

Site photographs :-

