

25 June 2026

Nicola Hopkins
Director of Economic Development and Planning
Ribbles Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

cc Maya Cullen

Dear Ms Hopkins

Re. Planning Application No: 3/2026/0351
Grid Ref: 361950 436723

Thank you for your letter dated 10 June 2026, which refers to a proposed livery stable at Hothersall Lane, Hothersall.

The proposal refers to change of use of a barn which lies adjacent to, and within approximately [REDACTED] [REDACTED] I am soon to [REDACTED] [REDACTED] I am sure you can imagine my reaction when I received your letter and examined the proposal. [REDACTED] firstly [REDACTED] [REDACTED], and then my [REDACTED] [REDACTED], and I was hoping to fulfil a long-standing dream of purchasing the property and living there myself.

My concerns about this development are as follows -

1. The odours. I have lived in the country much of my life and understand the varying aromas attached to this, but, I have also lived close to a much smaller equestrian location and the muck storage there did not allow me to keep a bedroom window open on a hot night. In summer, the acrid manure smell intensifies and so do the flies. Extra vermin becomes an even larger problem. The location plan in this case shows the 'muck heap' as being only 1 [REDACTED] [REDACTED] This really is not acceptable.

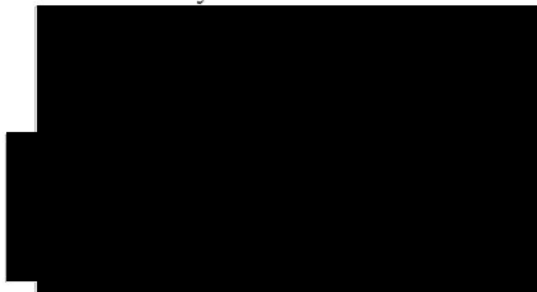
2. Access to the livery stable is another issue. The proposed track is [REDACTED] and whilst the proponents of this project state that visitors will be minimum, maybe 'one or two per week', this is not my experience of livery stables. There will be eight horses, two owned by the business owner, six liveried. There will be a lot of traffic, especially during school holidays. The property access from Hothersall Lane is not suitable for horse boxes, particularly those being towed. Horse owners do have to collect and deliver horses when eventing. Inevitably, horse boxes will be stored on site as a concession to horse owners.

3. Cleaning water and rainwater run-off from the manure store. I and several neighbours have raised this issue, in concern for the water course which runs along the rear of my property and that of Lower College Farm.

May I state at this point that I am not against development in general or livery stables in particular. The countryside needs small businesses in order to survive. In this case I am merely against the close proximity of this development in its current form, because it will destroy the peace, quiet and fresh air of this idyllic neighbourhood.

The field where the barn is located is large, roughly 18 acres. Surely the proposers of this plan could consider a revised location in the field, different or modified access, and, dare I say, move the muck heap?

Yours sincerely

A large black rectangular redaction box covering the signature and any accompanying text.