



Acland  
Bracewell

# Planning Supporting Statement

East Crantum Farm

New Cut Lane

Halsall

Southport

PR8 3DL

December 2021

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# 1. Introduction

- 1.1 This Statement has been prepared by Acland Bracewell Surveyors Limited (“Agent”) on behalf of Ms. A. Baybutt (“Applicant”) in support of an Application for the Retrospective Change of Use (part) of the agricultural buildings (granted Full Planning Permission Ref: 2006/0629) to stables for the keeping of horses, livery and change of use of agricultural land, together with the construction of a menage (“Application”) at East Crantum Farm, New Cut Lane, Halsall, Southport, PR8 3DL (the “Site”). The intention is for the application site to be used for the private keeping of horses by the applicant and for livery purposes.
- 1.2 The purpose of this statement is to detail the application process, review the most relevant planning policy framework and to draw conclusions as to the Site’s suitability for the proposed equestrian development.
- 1.3 The Application is accompanied by the relevant supporting documents to assist the LPA’s determination. The Application submission comprises of the plans and supporting documents listed in the appendices of this Statement.
- 1.4 This application has been submitted under the Town and Country Planning Act 1990 (the “Act”), as amended by the Planning and Compensation Act 1991. Due regard has been paid to the provisions of national and local planning policy.
- 1.5 A copy of the Site Location Plan has been included at **Appendix 1**.
- 1.6 Following an investigation by the Council’s Enforcement Officer, it was established that the part change of use of the agricultural building to stables, the keeping of horses and the construction of a menage and fencing required planning permission, from which it does not currently benefit. This application is therefore seeking to regularise the changes on site.

## 2. The Site and Its Surroundings

- 2.1 The Site is located off the south of New Cut Lane and is accessible via two access points off New Cut Lane for vehicles and pedestrians. The Site comprises of a large, detached dwelling and a number of steel-framed buildings associated with the wider uses on the Site. One access leads to the dwellinghouse and the second to the farm buildings.
- 2.2 The Site is approximately 4.5 miles southeast of Southport, 21.6 miles southwest of Preston and 5.5 miles west of Ormskirk. The Site is also within 14.4 miles of Junction 27 of the M6 Motorway, connecting to the wider national motorway network.
- 2.3 The farmstead currently extends to approximately 2.52 acres (1.02ha).
- 2.4 In 1996, the farm cropped 500 acres (202.35ha) and by 2001 had increased to 800 acres (323.76ha). The farm continued to expand, and as a result of the increased acreage, the requirement for substantial investment in machinery, equipment and modern, purpose built agricultural buildings to be constructed. This is relevant to the agricultural buildings granted by the Council in both 2006 (Ref: 2006/0162) and 2009 (Ref: 2009/1392/FUL) for a silo and for storing grain respectively.
- 2.5 By 2016, the agricultural holding had expanded to c. 2,000 acres (809.39ha), cropping cereal and potato crops and, following the granting of planning permission in 2015 (Ref: 2015/0334/FUL), erected a new refrigerated agricultural building for the purposes of both loose and boxed potato storage together with associated hardstanding, was necessary to meet this increased requirement.
- 2.6 A detailed analysis of the farming operations, including the extent and location of the agricultural land and buildings farmed at the time, are detailed in the Agricultural Needs Statement (set out at Section 3 of the Planning Supporting Statement), in the 2015/0334/FUL planning application.
- 2.7 In 2017, planning permission was obtained for the construction of an agricultural building for the grading and storage of potatoes (2017/0767/FUL). It is understood the permission was implemented.

- 2.8 In 2018, the farming partnership split. This has led to a significant change in personal and business circumstances. The holding has now contracted in terms of its size and now crops 120 acres (48.56ha). This has led to a significant reduction in income generation from farming.
- 2.8 In 2020, a Planning Application was submitted (Ref: 2020/1088/FUL) for the change of use of the agricultural buildings (2006/0162 and 2009/1293/FUL) to mixed use of agriculture and B8 (storage and distribution) uses. West Lancashire Borough Council granted Full Planning Permission on 11th January 2021.
- 2.9 More recently, the LPA have received a complaint relating to an alleged breach of planning control over the stabling/keeping of horses on agricultural land/building, together with the construction of a menage and fencing, without the benefit of planning permission. Following a site meeting on 16th November 2020, the LPA's Enforcement Officer confirmed in writing on 17th January 2021 that planning permission would be required to regulate the alleged breach of planning control.
- 2.10 It was agreed with the Applicant, Agent and LPA that no enforcement action would proceed whilst the matter is considered through the planning process and a deadline of 10th March 2021 was set for the submission of a request for Pre-application Advice. Acland Bracewell Surveyors Ltd submitted a request for Pre-application Advice to West Lancashire Borough Council on 10th March 2021 (Ref: PRE/2021/0160/INT), receiving the written advice on 20<sup>th</sup> October 2021.
- 2.11 The Site lies within the authority of West Lancashire Borough Council and is allocated within the adopted Local Plan as within the Green Belt and Nature Conservation Site. This is demonstrated on the policy map extract included at Fig.1 below.

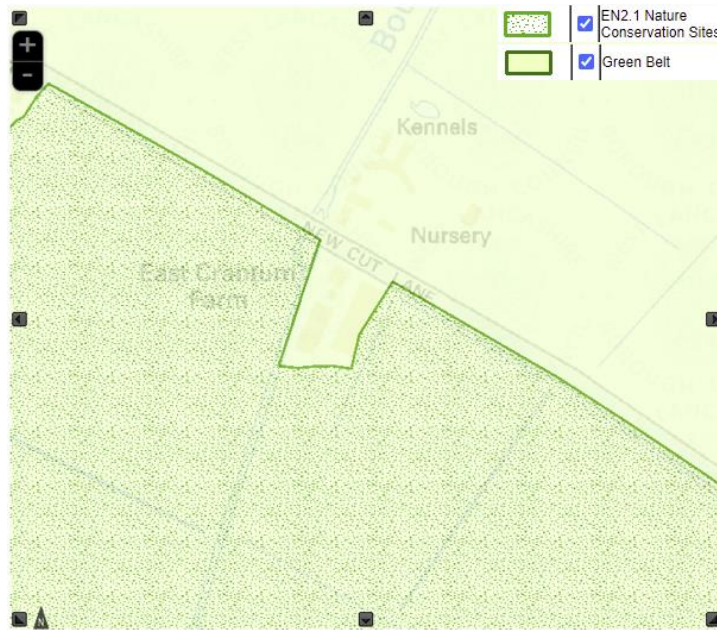


Figure 1: West Lancashire Policy Map Extract

2.12 The Site falls within Flood Zones 1, 2 and 3 as demonstrated on the Environment Agencies Flood Map for Planning at **Fig.2** below. As such the site is considered to be at a “Medium risk” of river and sea flooding. The site is considered to be at “Very low risk” of surface water flooding.

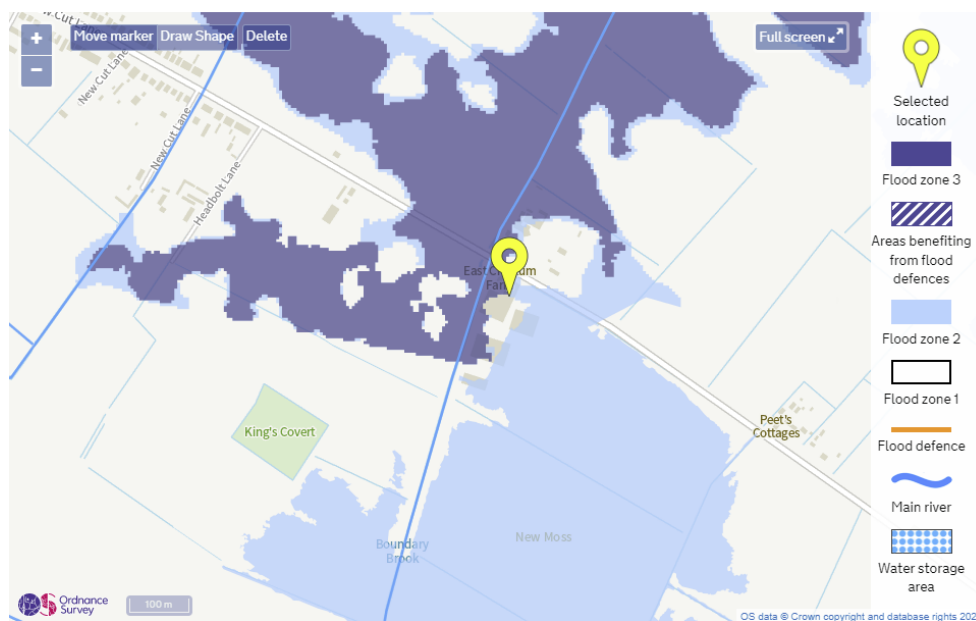


Figure 2: EA Flood Map for Planning



- 2.13 There are no nationally or locally listed buildings on the Site or in the vicinity of the Site, nor does it lie within a Conservation Area. As such, there are no heritage constraints to the proposed development.
- 2.14 The uses surrounding the Site are largely agricultural in nature. There is also a commercial garden centre with a cafe opposite and an RSPCA centre. It is therefore considered that the introduction of equestrian uses to the Site would be complimentary to the surrounding uses.



## 3. The Proposal

3.1 This Full Planning Application has been submitted under the Town and Country Planning Act 1990 and the Planning and Compensation Act 1991 and is seeking retrospective full planning approval for the Change of Use (part-retrospective) of the agricultural buildings to stables for the keeping of horses, livery and change of use of agricultural land, together with the construction of a menage. It is intended that the stables, menage and turnout will be used by the applicant for the keeping of their own horses as well as for livery use.

### 3.2 Stables (Part Change of Use of Agricultural Building)

3.2.1 The area equates to 12m x 24m (c. 288m<sup>2</sup>) and is open fronted to the west elevation.

3.2.2 A total of 12 stable blocks are proposed, 6.no of which are existing. The existing stables are 12ft x 12ft. A further 6.no stable blocks are proposed, to be Cheval Liberte brand and will also be 12ft x 12ft.

3.2.3 Walkways are proposed between the stables, being approximately 4.85m.

3.2.4 Currently the stables are in the personal use of the Applicant in association with their own horses. Should planning approval be forthcoming, and in order to diversify income from the holding, the stables, menage and land will be used for personal and livery purposes.

3.2.5 It is understood that a number of local livery facilities have closed in recent years and as such the Applicant has received a considerable interest and demand for livery. The application would therefore facilitate an appropriate facility for outdoor sport and recreation.

### 3.3 Menage

3.3.1 This application is seeking to regularise the implementation of a menage at the site. As such, this element of the submission is retrospective.

3.3.2 The menage that has been constructed extends 20m x 42m (c. 840m<sup>2</sup>) and is located to the south of the agricultural building (Application Reference 2011/0074/FUL).

- 3.3.3 The menage has been constructed on existing hard standing, and for the avoidance of doubt, is not on 'bare' agricultural land.
- 3.3.4 The menage has been laid with a 'wax sand' surface material.
- 3.3.5 A 1.8m fence has been erected around the menage boundary. This provides security and reduces the potential for young colts escaping or clearing the fence.
- 3.3.6 The lighting serving the menage is existing and provided light the yard area. As such, the lighting does not form part of this planning application.

### **3.4 Land**

- 3.4.1 To the east of the range of buildings on the holding is an area of agricultural land, extending to 2.85 acres (1.154ha).
- 3.4.2 This land is used for the turning out and grazing of horses.
- 3.4.3 The land is fenced off with a stockproof fencing and is secure.
- 3.4.4 This are of land is not suitable for growing high value 'cash' crops, such as potatoes due to it being relatively low lying, with a minimal depth of peat type soil and is therefore only suitable for hay crop. Furthermore, the use of this land for the turning out of horses would not prevent its future return to an arable agricultural use.
- 3.4.5 This land is therefore the most suitable for turning out and grazing horses.

### **3.5 Access and Parking**

- 3.5.1 Access to the site by pedestrians and vehicles will continue to be gained via New Cut Lane, as existing and no changes to the access are proposed within this application.
- 3.5.6 Vehicle parking is proposed to be located to the south of the agricultural building, on an existing area of hardstanding. This is shown on the submitted Location Plan.



# 4. Planning History

4.1 Produced below at Fig.3 is the relevant planning history associated with the Site.

Application No.	Description of Development	Decision
2020/1088/FUL	Retrospective change of use of agricultural buildings (approved under planning permission 2006/0162 and 2009/1293/FUL) to mixed use of agriculture and B8 (storage and distribution) uses.	Approved
2017/0676/FUL	Construction of agricultural building for the grading and storage of potatoes.	Approved
2015/0334/FUL	Erection of a new refrigerated agricultural building for the purposes of both loose and boxed potato storage together with associated hardstanding.	Approved
2011/1095/FUL	Installation of solar photovoltaic panels on the south facing roof of an existing building.	Approved
2011/0074/FUL	Erection of steel framed straw store	Approved
2009/1392/FUL	Erection of agricultural building for storing grain	Approved
2007/1123/COU	Retention of use of part of agricultural building as private swimming pool.	Refused
2006/0630	Retention of agricultural workshop.	Refused
2006/0629	Single storey extension to agricultural storage building.	Approved
2006/0162	Erection of grain silo building.	Approved
2004/0499	Single storey rear extension linking existing farmhouse to detached double garage	Approved
2004/0461	Extension to existing agricultural storage building for storage of machinery and implements.	Approved
2002/0614	Detached double garage.	Approved
2001/0876	Replacement dwellinghouse.	Approved

Figure 3: Planning History

4.2 The planning history of the site demonstrates the existing and long standing agricultural use of the site.



# 5. Pre-Application Advice

- 5.1 Chapter 4: Paragraphs 39-46 of the National Planning Policy Framework 2021 (“NPPF”) deals with Pre-application Engagement and Front-loading. The NPPF recognise that early engagement with the LPA has the potential to improve the efficiency and effectiveness of the planning application process for all parties and good quality discussions enables better coordination between public and private resources, with improved outcomes for the community.
- 5.2 It is not a requirement for a developer to partake in pre-application engagement and LPA’s have a key role to play in encouraging other parties to take maximum advantage of the process. Issues can often be discussed and resolved at pre-application stage, including the need to deliver improvements and infrastructure, parking requirements and other potential constraints to the development.
- 5.3 As confirmed within the NPPF, the pre-application process provides an opportunity for applicants, agents and the LPA to discuss any issues or constraints and identify resolutions and mitigation. Paragraph 38 of the NPPF, which requires LPA’s to approach decisions in a “positive and creative way” by working “proactively” with applicants. As such, good-quality pre-application advice does not simply regurgitate national and local planning policy, but provide proactive, positive and creative solutions to potential issues with a proposal.
- 5.4 As stated within the Planning Practice Guidance (“PPG”), it is recognising that Pre-application Advice is only advice and cannot pre-empt the democratic decision-making process or a particular outcome for a development. However, the advice could be a material consideration to be taken in to account and given weight within the application process (Paragraph 011, Reference ID: 20-011-20140306, Revision date: 06 03 2014).

## 5.5 West Lancashire Borough Council Pre-Application Advice

- 5.5.1 In May 2020 the Applicant requested pre-application advice from West Lancashire Borough Council in relation to the proposal. Written advice was received on 20<sup>th</sup> October 2021.
- 5.5.2 Following investigation by the Council's Enforcement Officer it has been established that various development has taken place on the site without the benefit of planning permission, including stabling/keeping of horses on agricultural land/building, together with the construction of a menage and



fencing. There are 12no. stables in total within an existing agricultural building sited to the west of the main site. The menage is surrounded by a 1.8m fence and is sited to the south of an existing agricultural building and has been constructed on an existing hardstanding. To the east of the buildings is an area of fenced off agricultural land (1.154ha) which is used as paddocks for the turning out and grazing of horses. The pre-application advice request was submitted following receipt of correspondence from the Council's Enforcement Team.

- 5.5.3 The stables and associated equestrian facilities are currently in private use, however to aid diversification of the holding, it is the future intention for the stables, menage and land to be used for both personal and livery purposes. The pre-application request sought advice regarding the change of use of the agricultural building (in part) to stables for the keeping of horses, and use of the site for livery purposes including the change of use of agricultural land, together with the construction of a menage.
- 5.5.4 The responding Officer considered the change of use of the agricultural building to be aligned with Paragraph 150 of the NPPF which states that the re-use of buildings, provided they are of a permanent and substantial construction is appropriate for the Green Belt designation.
- 5.5.5 With regards to the change of use of agricultural land, including the construction of a menage, the officer again considered this acceptable within the remit of Paragraph 150 of the NPPF. As the menage is sited to the south of the agricultural building and has been constructed on an area of existing hardstanding, the Officer considered the menage and associated fencing to have been implemented in an unobtrusive position within the wider holding and found it to be screened/seen against the backdrop of the existing built environment. The Officer commented that *“for this reason openness is preserved”*.
- 5.5.6 In terms of the principle of development, the Officer considered that the proposed use for the keeping of horses would not prejudice the future use of the site for agricultural production and was therefore acceptable in terms of Policy EN2, in that the proposal does not result in the loss of the best and most versatile agricultural land.
- 5.5.7 The Pre-application response also confirmed the nearest residential dwelling to be in excess of 200m from the site, and this dwelling forms part of the holding, being the Applicants residence. The Officer was satisfied that any noise and activity generated from the proposed use would not prejudice residential amenity, or any other surrounding land uses as it would not be over and above any permitted agricultural use at the site, which was until recently a large scale farming operation.

- 5.5.8 The Officer confirmed an ecology survey is likely not required as the no changes are proposed to the buildings and the menage has been constructed on existing hardstanding.
- 5.5.9 The Officer confirmed a Flood Risk Assessment will be required. This is provided at **Appendix 4**.
- 5.5.10 A full copy of the Pre-application Advice received has been included at **Appendix 3**.

# 6. Planning Considerations

## 6.1 The Development Plan

6.1.1 The starting point in the determination of Planning Applications is always the Development Plan, unless material considerations indicate otherwise, as confirmed within Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

6.1.2 There are a number of Development Plan documents of reference to this application, namely:

- National Planning Policy Framework (2021)
  - Chapter 6: Building a Strong, Competitive Economy
    - Paragraph 81
    - Paragraph 84
  - Chapter 11: Making Effective Use of Land
    - Paragraph 119
  - Chapter 13: Protecting Green Belt Land
    - Paragraph 138
    - Paragraphs 147 – 150
  - Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
    - Paragraph 167
- West Lancashire Local Plan 2012-2017 (2013)
  - Policy GN1: Settlement Boundaries
  - Policy GN3: Criteria for Sustainable Development
  - Policy EC2: The Rural Economy

6.1.3 Paragraphs 81 and 84 of the NPPF support the adaptation of businesses, taking into account local business needs. In rural areas, the diversification of agricultural and rural businesses should be enabled. In the case of this application, it represents a diversification of the agricultural holding, away from a use that meets the definition of agriculture. However, the proposed use would not prevent the application site from returning to agricultural use in the future.

- 6.1.4 We consider the proposal represents an effective use of the land as per Paragraph 119 of the NPPF through presenting an alternative, viable and appropriate use of the site.
- 6.1.5 Policy GN1(b) is relevant as the site is located outside of the settlement boundary for Halsall. Within such locations, developments will be assessed against national Green Belt policy. Paragraph 138 of the NPPF details the five purposes of the Green Belt. The proposed change of use (part) would not prevent the current extent of the Green Belt from continuing to serve the five purposes set out.
- 6.1.6 In appropriate development is, by definition, harmful to the Green Belt (Paragraph 147). Harm to the Green Belt is only acceptable where ‘very special circumstances’ apply (Paragraph 148).
- 6.1.7 Constructing new buildings in the Green Belt is considered harmful, except for where one or more of the exceptions set out in Paragraph 149 are met. In the case of this proposal, no new buildings are proposed to be constructed and therefore Paragraph 149 does not apply.
- 6.1.8 Certain other forms of development are also detailed as “not inappropriate”, and are therefore appropriate, within Paragraph 150 of the NPPF. This paragraph includes for the reuse of buildings, provided they are of a permanent and substantial construction (d) and material changes in the use of the land, such as for outdoor sport and recreation (e). As confirmed within the Pre-application Advice, the development that has taken place at the site, and which is subject to this planning application, is acceptable within the remit of Paragraph 150 of the NPPF. The stables have been provided within an existing agricultural building, and therefore have no further impact on the openness of the Green Belt and the menage and fencing have been provided in an unobtrusive position within the holding, being screened against the backdrop of the existing built development, preserving the openness of the Green Belt. The Pre-application Advice also considers this to be the case.
- 6.1.9 The Site falls within Flood Zones 1, 2 and 3 and therefore requires a site-specific Flood Risk Assessment to support the application, as per Paragraph 167 of the NPPF. The Flood Risk Assessment and Drainage Strategy has been provided at Appendix 4 and demonstrate the site can be suitably drained without increasing flood risk.
- 6.1.10 Policy GN3 is a broad Local Plan policy setting out the Council’s criteria for sustainable development. Not all parts of the policy will be relevant to a proposal.

### **1) Design/Setting**

The stables have been provided through the partial change of use of an existing agricultural building at the site. The building was approved under the application reference 2006/0629. The building is therefore of an agricultural appearance and does not look out of character for the site, or the wider local area. The proposal therefore relates to the existing building in terms of design and materials (vi). The menage and fence are of a design and appearance which is accepted for such development and which aligned with others found throughout the borough. Given the location of the site within the wider setting, there is unlikely to be any impact on neighbouring amenity. The closest residential dwelling is over 200m away from the site and is within the holding and control of the applicant. As confirmed within the Pre-application Advice, the proposal is unlikely to result in any noise or activity generation over and above the existing permitted agricultural use.

### **2) Accessibility & Transport**

Access to the site by pedestrians and vehicles will continue to be gained via New Cut Lane, as existing and no changes to the access are proposed within this application. Vehicle parking is proposed to be located to the south of the agricultural building, on an existing area of hardstanding. The site is capable of accommodating any vehicles associated with the proposed use and given the site, until recently, operated as a substantial agricultural holding, we do not consider the vehicle movements from the proposed change of use to be greater than what will have been experienced when the agricultural holding was operating at its peak.

### **3) Reducing Flood Risk**

As demonstrated through the submitted Flood Risk Assessment, flood risk is not increased as a result of this development. The Drainage Strategy also demonstrates the site can be suitably drained and the construction of the menage and fencing has not increased the risk of surface water flooding.

### **4) Landscaping and the Natural Environment**

The landscape character of the local area is maintained through this proposal. The site will remain to appear largely in agricultural use and whilst equestrian uses have now been introduced to the site, this is not considered to be out of character or inappropriate for this site. No trees or hedgerows are removed to accommodate the proposal and other than the introduction of the menage and fencing, which is relatively low lying and unobtrusive, the visual impact of the proposal is minimal.

## 5) Other Environmental Considerations

n/a

- 6.1.11 The proposed keeping of horses at the site would not prevent the future return of the site to a fully agricultural use. The menage has been constructed on an area of existing hardstanding, as demonstrated on the aerial images below. The proposal therefore does not result in the loss of any of the existing extent of arable agricultural land and the proposal is therefore compliant with Policy EC2.



Figure 4: Image Date 29th June 2018

Existing hardstanding



Figure 5: Image Date 22nd July 2021

Menage on existing  
hardstanding

# 7. Flood Risk Assessment & Drainage Strategy

7.1 The West Lancashire Strategic Flood Risk Assessment has been consulted to inform the Flood Risk Assessment. With regard to the area surrounding the site, the SFRA states:

- The ground in the western region of the Borough is predominantly wet with elevated groundwater levels. The western region to the north of the railway drains into a network of ditches which feed into the pumping station at Alt Crossens. The flow of this water is managed by 5 land drainage pumping stations in conjunction with sluice gates. Much of the land in this area is peat, and therefore land levels have reduced due to the introduction of the pumped land drainage system. Due to the relatively flat nature of the existing water courses, flow is generally slow which results in high levels of silt deposition. Maintenance of watercourses is essential to ensure that flow is not jeopardised to reduce the risk of flooding. Flooding in this area tends to develop slowly as the ground is slow to reach saturation, therefore when flooding does occur it can be widespread but relatively shallow, which is evidenced by historical flood records Table 4.1 – Flooded Areas and Sources of Flooding, June 2007 states that 5 properties were affected by flooding from flood defence systems and surface runoff.
- The settlements of Halsall and Haskayne are currently at low probability from fluvial flooding. There are limited areas within and immediately adjoining the settlements that are at risk from non-fluvial flooding; however, there are areas at higher risk of surface water flooding to the east and north-east of Halsall and areas to the west to the Sefton border are at risk of tidal and fluvial flooding.
- The Crossens and Altmouth pumping stations are considered to be two of the largest in Europe and operate in conjunction with several satellite pumping stations. Given the low-lying nature of the area, the inoperability of pumping stations, particularly Crossens pumping station in Banks, would result in inundation of a large area of high quality agricultural land in the west of the Borough. However, the Environment Agency is moving away from investment in discretionary land drainage practices to protection of life and property. Consequently, in September 2015, the EA served two years notice that they would no longer be able to operate five satellite pumping stations at Banks Marsh, Boundary Brook, Clay Brow, Kew and Rufford Causeway. This notice period has now been extended until the



31 March 2021 and partners are therefore currently seeking a sustainable long term drainage solution for beyond this time. (Council, 2019)

- 7.2 Due to the site lying in Flood Zones 1, 2 and 3 is it artificially protected with flood defences in the form of drainage ditches and pumping stations such as Boundary Brook, Crossons and Altcar. 4.2 The main river on which the Site is drained is via Boundary Brook, which is then pumped at Boundary Brook Pumping Station at Birkdale Cop, then subsequently drained into three pools, then on to be pumped into the sea at Crossons Pumping Station. The Site benefits from a number of drainage ditches which subsequently drain into boundary brook. The site does have a high reliance over the effectiveness of boundary brook and the pumping stations.
- 7.3 The NPPF Technical Guidance Note confirms at Table 2 that the use of the site for leisure (livery) and agricultural uses is a less vulnerable use.
- 7.4 The tidal effects do not have much influence on the flooding mechanisms, provided that the tidal influences from the river Alt & Ribble are controlled via the sluice gates at Crossons and Altcar.
- 7.5 The main risk of flooding in this area is predominantly associated with the failure of the existing assets including:
- Inoperability of the pumping stations at Crossons and Altcar.
  - Failure of existing coastal and tidal defences resulting in salt-water ingress.
- 7.6 An exception test is not required for this development.
- 7.7 The main source of flooding which poses risk to the Site and the development, would be from fluvial and tidal sources through a breach of drainage infrastructure.
- 7.8 The NPPF states that there is a requirement of consideration of the impacts through climate change on the flood risk for any proposed development. It is recommended that a progressive increase in peak flows be calculated through the lifespan of the drainage design reaching 30% by 2115. The attenuation calculations used to design the surface water drainage scheme has included within the calculation and addition of 30% of rainfall peaks to ensure that the attenuation design is suitable for the level of increased rainfall the development will experience within its expected lifespan.

- 7.9 The Site is previously developed, and the application is retrospective in nature. The site is drained via underground drainage pipes which either travel west towards Boundary Brook or East towards the ordinary watercourse which is the east boundary of the site.
- 7.10 All surface water from the buildings are directed to the ditches via drainage pipes.
- 7.11 There have been no recorded major flooding incidents on the Site.
- 7.12 All rainwater is collected from the existing rooves of the buildings via rainwater gullies to a new below ground piped drainage system. All water is collected through the use of 110mm diameter rainwater pipes, which then flows to Boundary Brook.
- 7.13 As the proposal is of retrospective in nature, and that the ménage itself is of permeable nature, it is not envisaged that the development will increase the surface water run off rate and will not increase flood risk downstream.

## 8. Conclusions

- 8.1 This application is seeking full planning permission for the Retrospective Change of Use (part) of the agricultural buildings (granted Full Planning Permission Ref: 2006/0629) to stables for the keeping of horses, livery and change of use of agricultural land, together with the construction of a menage at East Crantum Farm, New Cut Lane, Halsall, Southport, PR8 3DL.
- 8.2 The site is an existing, established agricultural holding. Due to changes in the applicants' personal circumstances, the holding has reduced in size and it is necessary to consider the introduction of additional uses to the site. Currently, the stables and menage are under personal use. However, both the stables and the wider site are of sufficient size and capacity that a livery use could be introduced and as such the application seeks to obtain permission for this use.
- 8.3 The Pre-application Advice received, whilst not binding, was supportive of the change of use and considered the proposal to maintain the openness of the Green Belt and not prevent the land from serving the five purposes of including land within such allocation.
- 8.4 The application meets the requirements of both national and local policy and is fully in accordance with their provisions. We therefore consider the application can be quickly and positively determined by West Lancashire Borough Council, in accordance with the adopted Development Plan.
- 8.5 The development will allow for the diversification of the existing business allowing it to adapt to changing circumstances. The development does not result in significant or detrimental impacts on the existing site and its agricultural use, or the neighbouring uses, such as the RSPC and Garden Centre opposite.
- 8.6 We therefore respectfully ask that planning permission be granted.