

**From:** Olivia Starkey

**Sent:** 29 July 2022 14:40

**To:** PLANNING

**Subject:** 22/01843/LDC | Agricultural to commercial (equine) purposes for a continuous period of at least 10 years. | Pinfold Paddocks Rectory Lane Capenhurst Chester Cheshire CH1 6HN

Good afternoon

In light of the comments made online in respect of the above application, on behalf of my clients and the proposal made, we wish to confirm that we are NOT applying for the whole of the site, only the commercial equine facilities.

We are preparing a revised plan which will reflect the subject commercial and equine riding school and associated facilities, area as proposed, under the Lawful Development Certificate.

The plan submitted as extracted below, shows the extent of the equine land used for grazing and excludes the agricultural land to the north of the stables and manege/ associated facilities.



The applicants have applied to confirm the Lawful Development of existing land, buildings and facilities at the Rectory Lane as an established commercial equine yard and riding school. A Commercial operation that has operated continuously on site for over 10 years therefore would be categorised as previously developed (brownfield), not the wider land.

The agricultural element nor the land grazed by the horse forms part of the submission.

We agree, the proposal description should be changed and should reflect the commercial equine and riding school (built form) and not refer to the agricultural land. We believe this is where the confusion has come from and suggested impact on the green belt. We further

confirm we are not preparing a change of use application as suggested by the objectors.

Kind Regards

Mrs Olivia Starkey Msc Surv RICS