

Planning application 22/03979

**Planning statement in respect of Mill Farm, Mill Lane, Rawcliffe, Goole,
East Yorkshire, DN14 SNB**

Development. The continued use for the keeping of up to 10 livery horses in Building 1 and Building 2, in addition to the existing use of keeping cattle in pens.

Change of use only. Permission is sought only for change of use from keeping agricultural livestock to keeping agricultural livestock and/or up to 10 livery horses.

No development. The application does not include any development within the meaning of Section 55 of The Town and Country Planning Act 1990 as amended.

Floor area. The floor area within the Building 1 is 272 m² and floor area Building 2 is 119 m², making a total of 391 m².

Access. The access is to remain unchanged and extends to an estimated 683 m².

Farm diversification. The change of use is part of the diversification of existing third generation farming business.

Management. The applicant's, including their family, manage and exercise the horses and the farm produces forage and bedding and returns manure to the farmland as organic fertiliser.

Validation requirements.

Existing and proposed elevations and floor plans. Pages 10 and 11 refer to a requirement for existing and proposed elevations and floor plans for development involving new buildings, engineering works, alterations, extensions or demolition. There is no requirement validation requirement to provide existing and proposed elevations and floor plans for an application for change of use which does not involve new buildings, engineering works, alterations, extensions or demolition.

Flood Risk Assessment. The development relates the keeping of agricultural livestock and or horses in two buildings without any change to the buildings. Clearly, this change of use will have no flood risk implications whatsoever and therefore this note complies with the validation checklist and fulfils the requirement for a Flood Risk Assessment.

Location Plan. Page 9 of the validation checklist requires a location plan to scale of 1:10,000 or other scales showing named roads, preferably two. The application site is outlined in red and a blue line is drawn around other land within the control of the applicant. Some years ago, the local planning authority unsuccessfully sought not to validate a planning application on the grounds that the location plan did not include the extensive grounds of the particular farm in question. The validation requirement is to mark in blue the land on the location plan and not any other land. Attached is a further copy of the location plan which completely complies with the validation requirement. There is no validation requirement to submit a larger or different scale one or for that matter any additional plan.