

Client Ref. 238-PL  
22<sup>nd</sup> May 2023

## Planning Statement

### Proposed New Stable Building to Land South of Town Lane, Heskin

This statement should be read in conjunction with the planning application form and supporting drawings (233-PL-01 and 233-PL-02).

#### **Introduction**

The applicant seeks to construct a new temporary structure for the sheltering of horses, along with storage of related products, on land positioned to the south of Town Lane in Heskin. The land is within the Green Belt in the borough of Chorley. This statement aims to demonstrate that the proposal represents appropriate development within the Green Belt, and that it will have no significant or detrimental impact upon the openness of the Green Belt.

#### **Site Context**

The site lies within the Heskin ward in the administrative boundary of Chorley Council. Town Lane is a single track, national speed limit road, that passes through an area of open countryside, bordered on both sides by mature trees and hedges. The land comprises a field of approximately 5 acres, bordered by fields to the east, south and west, bordered by and with gated access from Town Lane to the north. The land has been used for more than 35 years for the grazing of horses.

#### **Use**

The land has an established grazing use, and has been used for the last 5 years by the applicant's 3 horses who are walked to the site daily from their stables approximately one third of a mile away at Walmsley's Farm. Hay and water is brought to the site 2-3 times during the day, and the horses are returned to their stables each evening. In the summer months, additional journeys to bring the horses in from the sun during the hottest part of the day are required.

During this journey from the field to the stables, the applicants have experienced numerous "near misses" with motorists travelling at speed along Town Lane, which is only a single lane width, operates the national speed limit of 60mph and has numerous blind bends within that short stretch. Fast moving vehicles and aggressive drivers causes distress to the horses (and their handlers), particularly during the winter months when this journey is often made in the dark. As a result, the applicants are concerned for the safety of themselves, their horses and the motorists, who frequently need to brake sharply or swerve to avoid a collision.

## Amount

The applicant seeks to build a modest stable building, containing three stalls and two storage rooms, to eliminate these daily walks with the horses and to reduce the number of trips required to deliver hay and water. In addition, the applicant seeks to install a rainwater harvesting tank adjacent to the stable building to collect rainwater from the roof of the stables for cleaning and watering the horses.

## Layout

There is an established vehicular access from Town Lane to the north of the site, and the field is screened by mature trees and hedges along this northern boundary. Therefore, it is proposed to site the stables and rainwater harvesting tank close to the northern boundary, adjacent to the gated entrance for ease of access. A gravel track is proposed to allow vehicles to draw up to the stable block for loading and unloading.

## Scale

The stable will be arranged in an L shape, 11.3m wide and 15.15m long, with each return 5.4m deep. The height of the stable block will be 2.56m at the eaves, with an overall ridge height of 3.55m. The rainwater harvesting tank is to have a capacity of 2,500 litres and will measure 1.4m in diameter and 1.8m in height.

## Landscaping

With the exception of the limited gravel access track, no other changes to the ground cover, boundary treatments or gated access are proposed.

## Appearance

The stable building will be of timber frame construction on a cast-in-situ concrete slab. The walls and doors will be finished with natural larch shiplap cladding, and the roof will be finished with corrugated metal sheets powder coated black.

## National Planning Policy Framework

### Chapter 13. Protecting Green Belt land

*Paragraph 137. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

### Proposals Affecting The Green Belt

*Paragraph 149. local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- (a) buildings for agriculture and forestry*
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it*

## **Impact Assessment**

Buildings for agricultural use are generally considered appropriate development in the Green Belt, and a shelter for livestock with associated storage would therefore be classed as an agricultural building. The land has a well established use as grazing land for horses, however the recent increase in the volume of traffic using Town Lane has exacerbated the safety issues associated with their transport to the site for grazing. The provision of a shelter within the site would therefore eliminate the applicant's need to walk the horses along Town Lane twice daily.

The stables will be traditional in appearance, using natural timber cladding and corrugated metal sheets; a common feature of agricultural buildings. As the proposal is of modest scale and limited in height, and owing to the dense screening along the northern boundary of the site, it is considered that the impact would be minimal and not detrimental to the openness of the Green Belt.

We feel that any harm resulting from the proposal is significantly outweighed by the safety concerns presented by the transporting of the horses daily from their stables.

## **Conclusion**

The land has been used for more than 35 years for the grazing of horses, and has been used for the last 5 years by the applicant's 3 horses who are walked to the site daily from their stables approximately one third of a mile away.

As a result of numerous "near misses" with motorists travelling at speed along Town Lane, the applicants feel it is unsafe to make this twice-daily journey to the site, and they seek to build a modest stable building attached to a rainwater harvesting tank, to provide shelter for the horses and storage for hay and water.

The stables will be traditional in appearance and modest in scale, of timber frame construction clad in natural larch shiplap and corrugated metal roofing sheets. Mature trees and hedges along the northern boundary will provide screening from the road.

For the reasons identified in this statement, it is considered that proposal will have no significant or detrimental impact upon the openness of the Green Belt.