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RETROSPECTIVE PLANNING APPLICATION FOR THE CHANGE OF USE OF LAND TO AN EQUESTRIAN MENAGE

on

Land north of Marsh Road, Hesketh Bank

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APPENDICES

Appendix 1 - Site Location Plan

1.0 INTRODUCTION

- 1.1 This retrospective planning application is in respect of the installation of an equestrian menage for private use (the Proposal) on land north of Marsh Road, Hesketh Bank, Preston, PR4 6XT (the Site) on behalf of Mr. W. Hunter (the Applicant).
- 1.2 Marsh Farm is an historic agricultural property which has been used as a base for farming the marshland of Hesketh Bank for in excess of the last 100 years.
- 1.3 Originally the property utilised horses for farming purposes, and has had stables on site for in excess of 100 years. In more recent times, since horses became more redundant in farming practices due to the development and implementation of agricultural machinery, the stables at Marsh Farm have been used for recreational purposes. There are now 2 horses on the site owned by the Applicant.
- 1.4 The Site, which was formerly a paddock for the horses, is too small to be used for agricultural purposes. It is of a size and shape which would see great inefficiencies in attempting to farm the land. Hence the reason it has been used for the grazing of horses for a long period of time.
- 1.5 The Proposal was installed in September 2018 and has been utilised on an almost daily occurrence in conjunction with the enjoyment of Marsh Farm and its stables.



September 2018

2.0 PLANNING HISTORY

- 2.1 No pre-application advice was sought prior to the development however there has been site visits from the enforcement officer Mike Fitsimmons and discussions regarding the Proposal have taken place.
- 2.2 Whilst the wider Marsh Farm has a planning history involving amendments to the dwelling house and additional agricultural developments, there is no planning history on the site as outline on the location plan.

3.0 THE PROPOSAL

- 3.1 The Proposal is for a sand based free draining equestrian menage for exercise purposes in association with the horses located in the stables at Marsh Farm. Accordingly, the Proposal is for the enjoyment of the dwellinghouse at Marsh Farm. Please see **Appendix 1** for the Site Location Plan relating to the development.
- 3.2 The proposed paddock area will be located in close proximity to Marsh Farm and the existing stables and will provide an all-weather surface to enable the Applicant to ride / train their horses. It will also provide a safe space for the horses to exercise, rest and socialise.
- 3.3 The paddock area will measure as per the following dimensions and will be bounded by post and rail fencing;
- Width: 20.00m
Length: 60.00m
- 3.4 The Proposal is designed based on a standard dressage arena size which not only allows for the applicant to practice dressage and jumping, but also allow for enough room for two horses to be trained simultaneously where required.
- 3.5 The composition of the arena is made up of silica sand and specialist carpet fibre mix laid over a permeable membrane to allow free draining of the site. The site is enclosed with a post and 3 rail timber fence as per the photo above. There are also 2 floodlights which measure 5m in height. The lights are used throughout the winter months when the evenings are darker. The site is not used past 10pm in any event. The lights installed have cowls on them and are angled down to limit light to the area of the menage only and are switched off immediately after use.
- 3.6 The development is accessed via the existing access off Marsh Road, and the horses are walked across on foot from Marsh Farm.

4.0 PLANNING POLICY

4.1 Relevant planning policy is found within the National Planning Policy Framework (NPPF):

- Green Belt
- Achieving well-designed places
- Promoting healthy and safe communities

4.2 The Site is located within the boundaries of West Lancashire Borough Council and is designated under the following policies under the current adopted West Lancashire Local Plan DPD:

- Green Belt

4.3 Supplementary Planning Documents (SPD's)

- Supplementary Planning Document – Design Guide (January 2008)
- Supplementary Planning Document – Development in the Green Belt (October 2015)

4.4 National Planning Policy Framework

4.4.1 Presumption in Favour of Sustainable Development

At the heart of the NPPF is a presumption in favour of sustainable development, outlined in paragraphs 10 & 11 of the framework which states that *"at the heart of the Framework is a presumption in favour of sustainable development"*.

4.4.2 Protecting Green Belt land

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

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;

4.4.3 **Achieving well-designed places**

Paragraph 130 states that: Planning policies and decisions should ensure that developments inter alia:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

4.5 **West Lancashire Local Plan (WLLP)**

4.5.1 **Policy GN3 - Criteria for Sustainable Development**

Development will be assessed against the following criteria, in addition to meeting other policy requirements within the Local Plan.

1. Design / Setting

Proposals for development should;

- i. Be of high quality design and have regard to the West Lancashire Design Guide SPD;
- ii. Have regard to the historic character of the local landscape and / or townscape;
- iii. Retain or create reasonable levels of privacy, amenity and sufficient garden / outdoor space for occupiers of the proposed and neighbouring properties;
- iv. Have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within its surroundings through sensitive design, including appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate;
- v. Adhere to low carbon sustainable building principles in accordance with Policy EN1;

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- vi. In the case of extensions, conversions or alterations to existing buildings, the proposal should relate to the existing building, in terms of design and materials; and
 - vii. Create safe and secure environments that reduce the opportunities for crime and prepare a crime impact statement where required in accordance with the Council's validation checklist.

4.6 Supplementary Planning Guidance (Development in the Green Belt) (October 2015) - Policy GB5

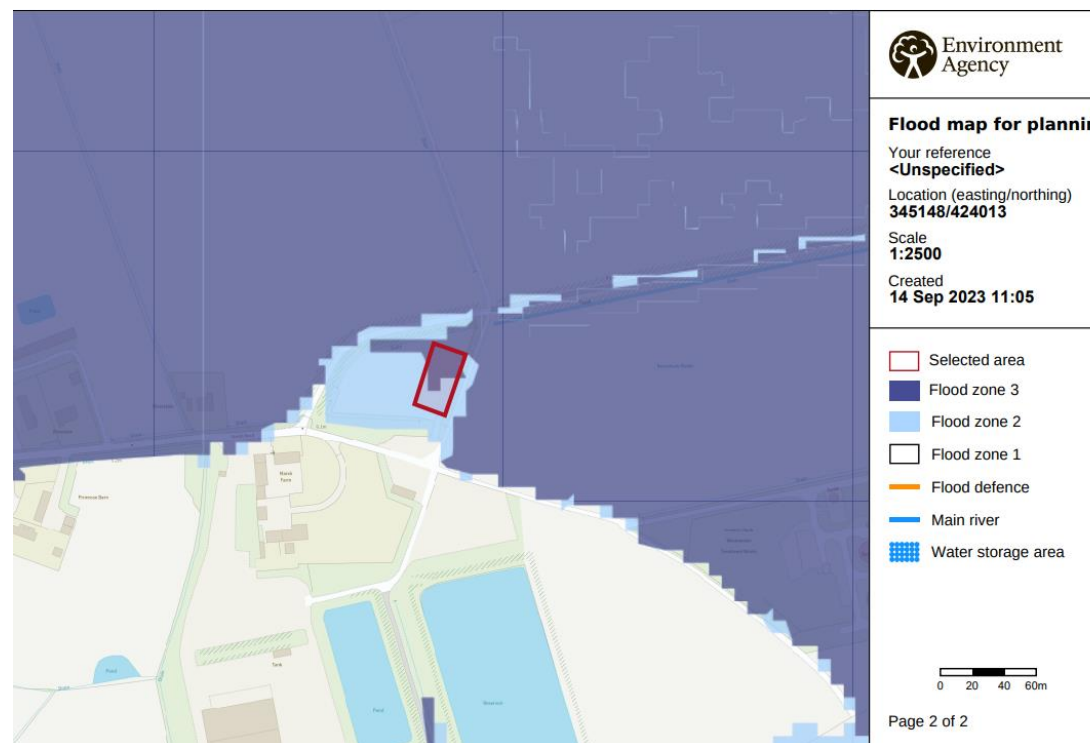
4.6.1 In summary, the WLBC Greenbelt SPD views stables in the Green Belt as acceptable in principle.

4.6.2 Whilst the Proposal does not relate to stables, its associated use is very similar to that.

4.6.3 The Proposed Menage has a height of 0m above the existing site level, and utilises an area previously used for the grazing of horses. The Proposal therefore does not impact on the openness of the Green Belt and accords with the National Policy in not conflicting with the purposes of including land within Green Belt policy.

5.0 FLOOD RISK

- 5.1 The Proposal lies within an area designated as Flood Risk Zone 2 & 3 benefiting from flood defence as per the 'GOV.UK flood map for planning' but within an area benefitting from flood defences.
- 5.2 Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.
- 5.3 Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.
- 5.4 Despite being in flood zone 3, the property benefits from flood defences which significantly reduce the potential of flooding from the nearby river or sea.
- 5.5 The development would be considered as 'Less Vulnerable' with regards to the flood risk vulnerability classification.
- 5.6 Surface Water from the development is allowed to dissipate into the ground given the free draining permeable surface of the Proposal. The Proposal does not increase flood risk to neighbouring properties.
- 5.7 For the avoidance of doubt, the Proposal will not increase flood risk of any other property in the Locality.



6.0 IMPACT UPON NEIGHBOURING PROPERTIES / USES

- 6.1 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows for development provided it retains or creates reasonable levels of amenity to occupiers of the neighbouring and proposed properties.
- 6.2 The development proposals are for private use only - for the Applicants own horses for their own personal use and enjoyment. Development for private equestrian paddocks/menages are not an uncommon development in the rural areas of West Lancashire. The development has been sited at a satisfactory distance from neighbouring properties to ensure that there will be no impact of noise, smells etc. The development is considered to comply with Policy GN3 on this basis.

7.0 HIGHWAY CONSIDERATIONS

- 7.1 The proposed development does not include any highway works and will be accessed from the residential home at Marsh Farm where there is already an access and on-site parking facilities. There will be no increase in vehicle numbers, movement or access needs as a result of the development proposals.

8.0 CONCLUSION

- 8.1 This application seeks to obtain planning consent for the installation of a menage on land originally used for equestrian purposes on land north of Marsh Road, Hesketh Bank, Preston, PR4 6XT.
- 8.2 The application is submitted on behalf of Mr. W. Hunter who owns the Application Site.
- 8.3 The development has been carefully considered in terms of its siting, design and appearance to ensure that it meets with National Planning Policy guidance together with local planning policies contained both in the West Lancashire Local Plan and the Councils SPD Development in the Green Belt. The development is considered not to impact upon occupants of neighbouring properties and would not have any impact upon the highway.
- 8.4 The development accords with national and local planning policy. As such, we kindly request that planning consent is granted.