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**Liptrot Farm, Gilbertson Road, Heath  
Charnock, Chorley,  
PR7 4DJ**

Supporting Planning Statement

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November 2023



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# 1. Introduction

- 1.1. This Supporting Planning Statement ('SPS') has been prepared by Knightsbridge Planning Ltd on behalf of Mr and Mrs Mason ("The Applicant") in support of a planning application for proposed new equestrian stables and tack room and associated access, parking and hardstanding at Liptrot Farm, Gilbertson Lane, Heath Charnock ("the site"). The site sits within the jurisdiction of Chorley Borough Council ("CBC").

## Supporting documents

- 1.2. The application is accompanied by a comprehensive suite of supporting documentation. The following documents are submitted in support of this planning application:
- Application form, relevant land ownership certificate (duly signed) and relevant application planning fee;
  - Site Location Plan, prepared by Studio SDA Architecture;
  - Full set of existing and proposed drawings, prepared by Studio SDA Architecture;
  - Supporting Planning Statement, prepared by Knightsbridge Planning Ltd;

## Structure of the SPS

- 1.3. This SPS provides details of the proposed development and considers the proposal against the relevant planning policy frameworks at both national and local levels
- The Central Lancashire Core Strategy ("CLCS") (adopted 2012)
  - The Chorley Local Plan ("CLP") (adopted 2015)
  - Central Lancashire Rural Development Supplementary Planning Document ("SPD")
  - National Planning Policy Framework 2021 ("NPPF")

1.4. The remainder of the SPS is structured as follows:

- **Section 2, Site Context** – explains the site composition and its context.
- **Section 3, Planning History** – provides an overview of the planning history for the site
- **Section 4, Planning Policy Framework** – provides the planning policy context for the proposals, including statutory and non-statutory policies at a national and local level.
- **Section 5, Planning Assessment** – provides an assessment of the proposals and the compliance with policy through consideration of the key issues and other material considerations.
- **Section 6, Technical considerations** – provides a summary of the relevant technical reports undertaken at the site
- **Section 7, Summary and Conclusions** – summarises the content of this SPS and confirms the acceptability and merits of the proposal.

## 2. Site context

### The Site

- 2.1. The proposed site is a small plot of land approximately 0.18 ha that sits within a wider site of the previous Stepol Stud Farm. This equestrian center contained a number of large equestrian buildings totaling a volume of 6,513.98m<sup>3</sup>. The site has the benefit of an extant planning permission for the demolition of the existing equestrian buildings and the construction of three dwelling houses under planning reference 17/00483/FUL.
- 2.2. The existing large, central equestrian stable building remains on site whilst other buildings on site have been removed to make way for the proposed residential development currently approved on the site. To date one of the three approved dwellings ('The Hayloft') has been built on site. The applicant owns the proposed application site, the development area approved under 17/00483/FUL and a substantial number of acres surrounding the site that are used as open grassland paddocks for exercising their horses. The site ownership is shown by the blue line boundary on the submitted existing and proposed site plans.
- 2.3. The whole of the application and wider site sits within Green Belt and is accessed off Rawlinson Lane via an unadopted road. The surrounding area is semi rural with a number of domestic properties in the area of varying size and style and open countryside views.
- 2.4. The site enjoys easy access to the A6 and is within easy reach of the M61, M6 and M65 motorways.
- 2.5. Below is image of the site and its immediate surroundings:



### 3. Planning History

3.1. This section of the SPS provides an overview of the planning history associated with the site.

The planning history is set out below:

Application Number	Description of Development	Decision
89/00509/FUL	Demolition of existing farmhouse and construction of a new house	Approved
90/00238/FUL	Erection of a detached garage	Approved
90/00343/FUL	Alterations etc. to former agricultural buildings to form stables and indoor riding facilities	Approved
17/00483/FUL	Demolition of existing equestrian centre and replacement with three dwellings	Approved
17/0114/DIS	Application to discharge condition 5 (archaeology) of permission ref 17/00483/FUL (that was for Demolition of existing equestrian centre and replacement with three dwellings)	Approved



17/0189/DIS	Application to discharge condition 14 (lighting) , 15 (biodiversity), 17 (amphibian reasonable avoidance measures) and 18 (bat roosts) of permission ref 17/00483/FUL (that was for Demolition of existing equestrian centre and replacement with three dwellings)	Approved
20/00063/FUL	Section 73 application for the variation of condition no. 3 (approved drawings) attached to planning permission ref: 17/00483/FUL (Demolition of existing equestrian centre and replacement with three dwellings) to amend two of the approved house types	Approved
21/00515/DIS	Application to discharge condition nos. 4 (materials), 6 (dwelling emission rates), 7 (dwelling emission rates) and 12 (surface water regulation system) of permission ref 17/00483/FUL (that was for Demolition of existing equestrian centre and replacement with three dwellings) and planning permission ref 20/00063/FUL (Section 73 application for the variation of condition no. 3 (approved drawings) attached to planning permission ref: 17/00483/FUL (Demolition of existing equestrian centre and replacement with three dwellings) to amend two of the approved house types)	Refused
21/01388/DIS	Application to discharge condition nos. 6 and 7 (dwelling emission rates) and 12 (surface water regulation system) of permission ref 17/00483/FUL (that was for Demolition of existing equestrian centre and replacement with three dwellings) and planning permission ref 20/00063/FUL (Section 73 application for the variation of	Approved

	condition no. 3 (approved drawings) attached to planning permission ref: 17/00483/FUL (Demolition of existing equestrian centre and replacement with three dwellings) to amend two of the approved house types)	
23/00313/FUL	Section 73 application for the variation of condition no. 3 (approved drawings) attached to planning permission ref: 20/00063/FUL (Section 73 application for the variation of condition no. 3 (approved drawings) attached to planning permission ref: 17/00483/FUL (Demolition of existing equestrian centre and replacement with three dwellings) to amend two of the approved house types) to amend the approved dwelling type 'The Hayloft' and add a detached plant room (retrospective)	Approved
23/00370/FUL	Erection of equestrian stables building and siting of static caravan (retrospective)	Withdrawn

## 4. Planning policy framework

- 4.1. This section sets out the relevant policies of the statutory development plan, including specific policy tests and other material considerations against which the proposal will be determined.
- 4.2. This section will set out which policies are relevant to the application at both a national and local level and the section 5 of the SPS will state what part of the policies are relevant and where the development complies.

### Statutory Development Plan

- 4.3. The Planning and Compulsory Purchase Act 2004 (“The Act”) establishes the legislative framework for town planning in England and Wales. Section 38 (6) of the Act requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.4. The statutory development plan for CBC comprises the following adopted documents:
- The Central Lancashire Core Strategy – CLCS (adopted 2012); and
  - The Chorley Local Plan - CLP (adopted 2015)
- 4.5. Development Plan policies of specific relevance to the determination of the planning application are set out below:

### CLCS 2012

- Policy 17 – Design of New Buildings

### CLP 2015

- Policy V1 – Settlements Areas
- Policy BNE1 – Design Criteria for New Development

## Material considerations

- 4.6. In addition to the statutory development plan set out above, the following documents are material considerations that should be taken into consideration by the Council in determining the planning application:

### *Supplementary Planning Guidance*

- 4.7. The following documents are Supplementary Planning Documents relevant to the scheme and will be considered in this SPS in Section 5:

- Central Lancashire Rural Development Supplementary Planning Document (“Rural Development SPD”)

### *National Planning Policy Framework 2023*

- 4.8. A revised version of the National Planning Policy Framework 2023 (“NPPF”) was published in September 2023. The document sets out the Government’s planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions. The following sections are relevant to the determination of this application:

- Section 4 – Decision Making
- Section 12 – Achieving Well Designed Places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and Enhancing the Natural Environment

## 5. Planning assessment

- 5.1. In this section of the SPS, we will discuss the merits of the proposed development against the adopted development plan and any other material considerations relevant to the assessment of the scheme.

### Principle of development

- 5.2. In considering the proposed development, Section 38 (6) of the Act requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3. As set out above, the site is designated as being within the Green Belt. Chapter 13 of the NPPF states (in summary) that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration, or replacement of existing dwellings, provided it does not result in disproportionate additions over and above the size of the original dwelling; and limited infilling.
- 5.4. As set out above in Section 2, the application proposes new stables. The submitted drawings show 11 stables and one tack room. The proposed stables were originally constructed in an area of open Green Belt that is outside of any previously developed area. The stables were unlawful and retrospective planning approval was applied for under planning reference 23/00370/FUL. The very special circumstances provided to justify the equestrian stables in this previous location did not outweigh the harm by inappropriate development and the application was withdrawn.
- 5.5. The applicant has since worked with the council planning department to identify a location that does form appropriate development in Green Belt. The proposed location has been agreed with the council to fall within the red line boundary of the previous Stepol Stud equestrian center and also the red line boundary of the extant planning application ref 17/00483/FUL for three proposed new dwellings. The result is that this proposed location for this application now falls within previously developed land within Green Belt and subject to the applicant demonstrating that the proposed stables do not have a greater impact on the openness of the green belt than

the existing development the proposed stables will not constitute inappropriate development and can be supported and approved.

- 5.6. The proposed stables are located in an area where the equestrian Centre operated lawfully, the site area was filled with hardstanding, middens, horseboxes and other such structures and equipment required to operate the equestrian Centre and is therefore an area of previously developed land. The previous equestrian Centre had buildings of a volume in excess of 6,500.000m<sup>3</sup> and the proposed dwellings that are approved and extant on the site have a volume of less than 4,000.00m<sup>3</sup>. Therefore the addition of domestic stables, which have a total volume of 512.48m<sup>3</sup> does not cause any greater impact on the openness of the Green Belt than the existing development even when combined with the approved development ref 17/00483/FUL.
- 5.7. The proposed application for 11 stables and a tack room is in excess of the domestic stables allowed under Central Lancashire Rural Development Supplementary Planning Document (“Rural Development SPD”) which allows for three stables and one tack room. The size of the proposed stables is justified by the previous operations on the site. The applicants have 11 remaining horses from the equestrian operations, these horses are too old to be worked or studded and have no value to be sold and therefore after the winddown of the equestrian business and the demolition of the equestrian centre to make way for the approved dwellings the applicants need to provide alternative (much smaller) stables for the remaining horses that are left.
- 5.8. Whilst these horses are not used for commercial purposes anymore the number left is still in excess of what is allowed under the domestic planning polices. However, the proposed stables are contained within a cluster of buildings, the previous equestrian Centre is still currently situated on site, the proposed location is within the development area of the equestrian Centre and the approved housing and the proposed stables are the smallest size they could possibly be (and still meet DEFRA design guidance) to accommodate the number of horses required. These very special and unique circumstances do provide support for the size and location of the proposed stables.
- 5.9. Considering the spatial aspects of the Green Belt, the development is modest in scale and is also positioned to the most discreet location on the site. There are no Public Right of Way routes

within the site or effected by the proposed development.

5.10. In terms of national planning policy, the NPPF 2023 at paragraph 149 sets out a list of development types that are not considered to be inappropriate in the Green Belt provided they preserve openness and do not conflict with the purposes of including land within it. The exception relevant to this application is as follows:

- NPPF paragraph 149(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.11. As set out above, the development meets the volume tests set out in the Green Belt and given the developments positioning of the stables and the visual containment of the site, it is not considered that the development is harmful to Green Belt openness, and this meets the criteria in NPPF Paragraph 149(g).

5.12. NPPF paragraph 138 sets out the five purposes of the Green Belt. Assessing the development against the purposes, it is considered that the proposal does not result in unrestricted sprawl of large built-up areas, it does not result in neighbouring towns merging into one another, the proposal does not result in encroachment into the countryside and does not have any impact on the setting and special character of historic towns. Therefore, it is concluded that the development will have no adverse impacts of the key purposes of the Green Belt.

5.13. Overall, the development meets the criteria set out in local and national policies as set out above. In addition, the proposed meets the criteria set out in NPPF paragraph 149(g). Based on the above, the development is acceptable in principle, and in Green Belt terms.

## **6. Technical considerations**

- 6.1. There are no technical considerations affecting this application.



## 7. Summary and conclusions

- 7.1. This SPS has been prepared by Knightsbridge Planning Ltd, on behalf of Mr and Mrs Mason in support of in support of a planning application for proposed new equestrian stables and tack room and associated access, parking and hardstanding at Liptrot Farm, Gilbertson Lane, Heath Charnock.
- 7.2. In Green Belt terms, as set out, the development meets the volume requirements set out in the Green Belt SPD and does not adversely impact the openness of the Green Belt from a visual standpoint. In addition, given that the proposed development is located within previously developed land, this meets the criteria in NPPF paragraph 149(g).
- 7.3. In design terms, the development is for traditional equestrian stables. The design of the stables respects the character of the existing rural countryside area, the architectural style, through good quality materials, proportions, and visual order creates a stable building that looks inkeeping with the area. The development integrates into the immediate setting seamlessly and will not have an unacceptable impact to the existing houses on Rawlinson Lane in design terms and will not dominant the site.
- 7.4. Finally, there are no technical issues that would constitute a reason for refusing planning permission and the proposals are entirely acceptable in terms of Amenity and Design.
- 7.5. In summary, the scheme meets the national and local planning policy tests, and we therefore respectfully request that planning permission is granted.

